

January 7, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, January 7, 2025 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Pete Myers, Timmy Shelnuitt and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, Finance Director Jennifer Wall, 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. Commissioners Adams and Bradford were absent from the meeting.

PRESENTATIONS

County Manager John Ward and Chief Appraiser Tommy Knight recognized Rick Desmarais on his retirement and thanked him for his service to Walton County. Parks & Recreation Director Jody Johnson recognized the Youth Football, NGYFA Champions, 7 & Under Monroe Hurricanes and the Youth Soccer, GRPA Class A State Champions, 8 & Under Coed teams.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:20 p.m. and led the Pledge of Allegiance. Commissioner Shelnuitt gave the invocation.

ADOPTION OF AGENDA

***Motion:** Commissioner Dixon made a motion, seconded by Commissioner Shelnuitt 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 HB581. The Board will hold public meetings on the matter on Monday, February 3rd at 10:00 a.m. and 6:00 p.m. and February 11th at 5:00 p.m.

FINANCE

Finance Director Jennifer Wall introduced Ryan Jones of Mauldin and Jenkins who presented the FY24 Audit.

Presentation of FY24 Audit - Mauldin & Jenkins

***Motion:** Commissioner Dixon made a motion to accept the FY24 Audit as presented. Commissioner Warren seconded the motion, all voted in favor.*

Resolution - FY25 Budget Amendment and Project Length Budget - Nowell Pickleball Courts

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

Resolution - FY25 Budget Amendment

Motion: *Commissioner Shelnett made a motion to adopt the Resolution. Commissioner Warren seconded the motion and all voted in favor.*

PLANNING COMMISSION RECOMMENDATIONS

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

Approval of Z24100002 with conditions - Rezone 52.794 acres from A1 to R1OSC for a residential subdivision - Applicant/Owner: Alcovy Development Group, LLC - Property located on Alcovy Station Rd./Map/Parcel C0790053 - District 4

Conditions: 1) Evergreen plantings along the western property line; 2) 25% of the property will be open space; 3) Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions; 4) Minimum Square Footage: a. Ranch 2200 b. Two Story 2400; 5) Lots shall be graded for water to flow away from the homes to the stormwater ditches; 6) Curb and gutter; 7) Minimum overall density to be 1 unit per acre with a maximum of 47 lots; 8) Minimum Yard Size: a. Front 40' b. Rear 40' c. Side 15'; 9) All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories; 10) All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products, vinyl and aluminum siding is prohibited; 11) Yards shall have sod per County standards; 12) All shingles shall be architectural; 13) All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray spoke in favor on behalf of the applicant. Thomas Carter, Alishea Worlock, Renee Wallen and Jane Carter spoke in opposition. The nearby residents stated their concerns about water run-off, abundance of septic tanks and infrastructure. They would like to suggest that two additional conditions be added: 1) no variance to be granted on the properties and 2) open space property not to be disturbed. Chairman Thompson closed the public hearing on the matter.

Motion: *Chairman Thompson made a motion to approve with the Planning Commission recommendation conditions #1, #4 and #12 as all the other proposed conditions are already in the regulations. Commissioner Myers seconded the motion. Chairman Thompson,*

Commissioners Myers, Shelnett and Dixon voted in favor. Commissioner Warren opposed the motion; the motion passed 4-1.

Approval of Z24-0007 - Rezone 5.02 acres from A1 to A to grow & sell produce -
Applicant: Jacade Long/Owners: Jacade & Rebecca Long - Property located at 2536 Brindle
Farmer Rd./Map/Parcel C1950063E00 - District 4

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

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

Approval of Z24-0022 - Rezone 3.84 acres from A1 to A2 to create 2 buildable lots -
Applicant/Owner: Blue Wolf Homes, LLC (Andriy Lukyan) - Property located at 6300 Hwy.
81/Map/Parcel C0360006 - District 1

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

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

Approval of Z24-0023 - Rezone 2.00 acres from A1 to A for dog training & customer contact -
Applicant: Hadley Reed Santos/Owners: Clifford JT & Hadley Reed Santos - Property located at
2958 HD Atha Rd./Map/Parcel C0780099D00 - District 4

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

***Motion:** Commissioner Dixon made a motion, seconded by Chairman Thompson to approve the rezone. All voted in favor.*

PLANNING & DEVELOPMENT

Acceptance of Right of Way - Cotton Creek Estates and Riverwalk Subdivision

***Motion:** Commissioner Myers made a motion to accept the right of way for Cotton Creek Estates and Riverwalk Subdivision. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of December 3, 2024 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater

3. Declaration of Surplus
4. Authorization to Receive Checks - Tax Commissioner
5. Acceptance of Grant - Atlanta Hawks Foundation Grant - Parks & Recreation

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

RESOLUTIONS

Resolution - Setting time, dates and location of the regular monthly meetings of the Board of Commissioners for 2025

***Motion:** Commissioner Dixon made a motion to approve the Resolution. Commissioner Warren seconded the motion and all voted in favor.*

CONTRACTS

Purchase Agreement - Zoll Medical Corporation - Defibrillators - (Subject to review by Co. Attorney)

***Motion:** Commissioner Shelnutt made a motion to approve the contract subject to review by the County Attorney. Chairman Thompson seconded the motion; voted and carried unanimously.*

ACCEPTANCE OF BIDS/PROPOSALS

Facilities Director Hank Shirley presented the proposal.

Pickball Courts - Ayers Park

***Motion:** Commissioner Shelnutt made a motion to accept the proposal from Atlanta's Best Concrete in the amount of \$278,750.00. Commissioner Myers seconded the motion and all voted in favor.*

APPOINTMENTS

County Clerk

***Motion:** Chairman Thompson made a motion to appoint Rhonda Hawk as County Clerk. Commissioner Dixon seconded the motion and all voted in favor.*

Assistant County Clerk

***Motion:** Chairman Thompson made a motion to appoint Gretchen Thurmond as Assistant County Clerk. Commissioner Shelnutt seconded the motion and all voted in favor.*

County Attorney

Motion: Chairman Thompson made a motion to appoint the firm of Atkinson-Ferguson, LLC as County Attorney. Commissioner Myers seconded the motion and all voted in favor.

Vice Chairman

Motion: Chairman Thompson made a motion to appoint Commissioner Timmy Shelnett as Vice Chairman. Commissioner Warren seconded the motion and all voted in favor.

Joint Development Authority

Motion: Commissioner Shelnett made a motion to appoint Chairman David Thompson to the Joint Development Authority. Commissioner Dixon seconded the motion. Commissioners Warren, Myers, Shelnett and Dixon voted in favor with Chairman Thompson abstaining. The motion carried.

Walton County Development Authority

Motion: Chairman Thompson made a motion to appoint Morris Jordan to the Walton Co. Development Authority. Commissioner Warren seconded the motion. All voted in favor.

Hard Labor Creek Reservoir Management Board

Motion: Chairman Thompson made a motion to appoint Commissioner Pete Myers to the Hard Labor Creek Reservoir Management Board. Commissioner Warren seconded the motion. All voted in favor.

Walton County Board of Assessors

Motion: Chairman Thompson made a motion to appoint Bobby Garrison to the Walton County Board of Assessors. Commissioner Dixon seconded the motion. All voted in favor.

ADJOURNMENT

Motion: Commissioner Shelnett made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:08 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