

June 2, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 2, 2026 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Amarie Warren, Pete Myers, Timmy Shelnut, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Finance Director Jennifer Wall, 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

A Proclamation for America 250 was presented to the Matthew Talbot Chapter, Daughters of American Revolution and a plaque was presented to the Commissioners by the George Walton Chapter, Sons of the American Revolution.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance. Commissioner Shelnut gave the invocation.

ADOPTION OF AGENDA

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

FINANCE

Finance Director Jennifer Wall and Chief Tax Appraiser Tommy Knight answered questions from the Board explaining the tax assessment and budget process.

Resolution - Adoption of FY27 Budget

Motion: *Commissioner Shelnut made a motion, seconded by Commissioner Myers, to adopt the FY27 Budget in the amount of \$107,095,513. Commissioners Warren, Myers, Shelnut and Adams voted in favor with Commissioners Bradford and Dixon opposing. The motion carried 4-2.*

Impact Fee Update - O'Kelly Library Funding

County Manger John Ward updated the Board on the funding for the O'Kelly Library. The IGA states that the County will provide funding from Impact Fees in the amount of 1.2 million dollars. However, the available library funding amount reported by the former Finance Director was incorrect. Due to the error, the County will need to fund approximately \$777,854.28 out of the Fund Balance.

Motion: Commissioner Warren made a motion to approve the funding from Fund Balance. Commissioner Shelnuttt seconded the motion. All district commissioners voted in favor.

Resolution - Authorizing Chairman to amend the FY26 Budget as part of the fiscal year closing process

Motion: Commissioner Adams made a motion, seconded by Commissioner Shelnuttt to adopt the resolution authorizing Chairman Thompson to amend the FY26 Budget as part of the fiscal year closing process. All district commissioners voted in favor.

DISCUSSION

County Manager's Report/Update

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

Repurposing administrative portion of old jail for department expansions

Liz Hudson of Precision Planning presented plans for repurposing the administrative portion of the old jail for use by Finance, HR, EMA, Elections, Fire Administration and EMS.

Motion: Commissioner Warren made a motion to table any decision until the next meeting. Commissioner Adams seconded the motion and all district commissioners voted in favor.

PLANNING & DEVELOPMENT

Planning & Development Director Kristi Parr presented the Planning Commission recommendations.

LU26-0083 & Z26-0081 - Land Use Change from Highway Corridor to Suburban and Rezone 2.10 acres from R1 to A1 to have personal outside animals - Applicant/Owner: Isidro Miranda Gonzalez - property located at 935 Snip Dillard Road - Map/Parcel C1770030E00 - District 4

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Ana Miranda spoke in favor on behalf of her father. He would like to have a horse and goat on the back of his property. There was no one to speak in opposition. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to approve per the Planning Commission recommendation. Commissioner Adams seconded the motion; all district commissioners voted in favor.

Z26-0085 - Rezone 7.12 acres from A2 to A for an animal rescue and Variance on the setbacks - Applicant/Owner: Lisa Kario - property located at 5531 Hillview Drive - Map/Parcel C0300132 - District 3

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Lisa Kario spoke in favor of the rezone. There was no one to speak in opposition. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Shelnutt made a motion to approve per the Planning Commission recommendation. Commissioner Adams seconded the motion. All district commissioners voted in favor.*

LU26-0100, CU26-0092, and Z26-0093 - Land Use Change from Village Center to Highway Corridor, Conditional Use for outside storage of commercial vehicles and for 3 diesel pumps; Rezone 3.21 acres on C0080006 from B2/A2 to B2 to expand existing convenience store to be combined with parcel C0080006A00; and Variance to reduce transitional buffer from 50' to 10' and eliminate the required 10' landscape strip along the road - Applicant: Junaid Vicani - Property Owner - Siasim Loganville, LLC - property located at 5400 GA Highway and Highway 20 - Map/Parcels C0080006 and C080006A00 - District 2

Planning Commission recommended denial.

County Attorney Chip Ferguson opened the public hearing on the matter. Victoria Sullivan, Vice President of Welcome Foods and Bo Cone of Land Solutions Engineering spoke in favor. Ms. Sullivan stated they had adjusted the plans to address concerns of the community and are now proposing no overnight parking and no showers. Parking will only be for 2 hours. The proposed gas station will have a restaurant and will be open 24 hours a day. They plan to add staff to police the 2-hour parking rule. Bo Cone addressed safety concerns from traffic on Hwy. 20 and stated there would be turning lanes from Hwy. 20. He further stated there would be a 6 ft. buffer fence along the perimeter. Robin Dill, Mary McKay and Susan Meyer spoke in opposition on behalf of the community and surrounding residential area. They voiced their concerns over traffic, air pollution from diesel exhaust, demand placed on law enforcement due to increased crime and the risk for child and drug trafficking. In rebuttal, Junaid Vicani requested to table the matter until the next meeting in order to address more of the concerns. Attorney Ferguson closed the public hearing.

Motion: Commissioner Myers stated he appreciated the revisions made. He drives by the location every day and had walked the property. He then made a motion to accept the Planning Commission recommendation to deny the application. Commissioner Bradford seconded the motion. All district commissioners voted in favor.

Z26-0096 - Rezone 74.79 acres of a parcel of 149.75 from R1GS to R1OSC and remove previous zoning conditions on the 74.79 acres- Applicant: Baldpates General Contracting, LLC/Owner: Jersey Partners Holdings, LLC - property located at 1360 Ammons Bridge Road - Map/Parcel C0990010 - District 5

Planning Commission recommended approval with the following conditions: 1) remove previous zoning conditions; 2) one nut bearing tree on each lot; 3) stone and brick water table

on 3 sides; 4) landscape and fence buffer at the entrance; 5) as many trees as possible to be left in the 50' buffer; 6) houses to be no less than 2,000 sq. ft. above grade.

County Attorney Chip Ferguson opened the public hearing on the matter. Attorney Andrea Gray spoke in favor on behalf of the applicant. The subdivision will be called Ammons Bridge with 50 lots and 30% opens space with walking trails and pickleball courts. The homes will be a minimum 2000 sq. ft. with cement siding and stone or brick accents. They will meet the recommendations made by the Planning Commission. Kevin Barrelle whose property adjoins the development, spoke on behalf of nearby property owners. He stated they were not opposed to the development but would like to see the houses have side entry garages and would ask that there be 100 ft. buffer with existing trees to be left in place. In rebuttal, Andrea Gray stated there would be a 100 ft. buffer would prefer not to commit to all side entry garages. Danny Johnson also spoke in favor stating there would be 35 houses with side entry garages and 15 with front entry due to the layout of the lots. Commissioner Warren inquired about the recommendation from the Planning Commission concerning the nut tree requirement. County Manager John Ward stated that the ordinance amendment for an approved tree list is on the agenda and recommended to have the condition be a tree from the approved list without mandating a specific tree. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion to approve per the Planning Commission recommended conditions except for the one nut bearing tree on each lot, instead using the approved tree list and adding that 35 of the 50 homes have side-entry garages with minimum 100 sq. ft. porches on the front and back and no vinyl. Commissioner Myers seconded the motion. Commissioners Warren, Myers, Bradford, Adams and Dixon voted in favor with Commissioner Shelnett abstaining since he occasionally works with the developer. The motion passed 5-1.

OA26-0094 - Amendments to the Walton County Land Development Ordinance as per amendment sheet dated 4/6/2026

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. There was no one to speak in favor nor oppose. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion to approve all, however, amending that developers be allowed to choose trees from the approved tree list not requiring a nut tree. Commissioner Dixon seconded the motion and all district commissioners voted in favor.

Resolution - Capital Improvements Element Annual Update

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon to approve the Capital Improvements Element Annual Update. All district commissioners voted in favor.

SHERIFF

Agreement - Indigital Encore - 911 Backup & Disaster Recovery Phones

Motion: Commissioner Adams made a motion to approve the agreement with Indigital Encore

for 911 Backup & Disaster Recovery Phones pending County Attorney review. Commissioner Myers seconded the motion and all district commissioners voted in favor.

Software Service Agreement - WO Industries, LLC (d/b/a DutyHub)

***Motion:** Commissioner Dixon made a motion to approve the service agreement WO Industries, dba DutyHub pending County Attorney review. All district commissioners voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of May 5 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. Ratification of Actions taken by WCWSA on May 19, 2026
5. Walton Co. Water – 2026 Water Charge Offs
6. Acceptance of Land Donation – 4.0 acres Parcel #c0510187 – Willet
7. Lease Renewal – State Properties Commission – Department of Human Services
8. Approval of Uncollectable Property – Tax Commissioner

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

ACCEPTANCE OF BIDS/PROPOSALS

Acceptance of Proposal - Water Rate Study

***Motion:** Commissioner Adams made a motion to accept the proposal from Shpigler Group in the amount of \$40,000. Commissioner Warren seconded the motion. All district commissioners voted in favor.*

PUBLIC COMMENT

Troy Tobler spoke during public comment. He suggested that the Board consider having citizen participation in the budget process.

ADJOURNMENT

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Warren, to adjourn the meeting. The motion carried and the meeting was adjourned at 9:05 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