

July 6, 2021

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, July 6, 2021 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren (via telephone), Mark Banks, Timmy Shelnett (via telephone), Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, 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**

Stacy Brown gave a presentation on the Azalea Regional Library System. Ray Martinez announced candidacy for House District 114.

## **MEETING OPENING**

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

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Banks made a motion to adopt the agenda. Commissioner Adams seconded the motion and all voted in favor.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Denial of Z21040002– Rezone 10.467 acres from A1 to B2 for small concert hall/outdoor event center/Applicant: Angela McDowell/Owner: Superior Teleservice Group - 376 Highway 11-Map/Parcel C1400021 – District 4 (originally brought before the Board on 6/1/2021)

Chairman Thompson opened the public hearing on the matter. Applicant Angela McDowell spoke in favor of the rezone. She addressed neighborhood concerns over traffic and noise. She further stated she would lower outdoor productions from 20 to 10 per year. Larry Carnes and Tommy Knight spoke in opposition. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to accept the recommendation of the Planning Commission and deny the rezone. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval of CU21040008 - Conditional Use for Guest House on 1.00 acre - Applicant: Donna W Flaugher/Owners: John & Donna Flaugher - 5415 McCullers Lane-Map/Parcel N028A006 – District 2

Chairman Thompson opened the public hearing on the matter. Applicant John Flougher spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion, seconded by Commissioner Bradford to approve the conditional use per the Planning Commission recommendation. All voted in favor.*

Approval of CU21040012 - Conditional Use for taxidermy business as a home based business - Applicant Chad Foster/Owners: Chad & Angela Foster -1953 Piney Grove Rd-Map/Parcel C0600013E00 - District 1

Chairman Thompson opened the public hearing on the matter. Applicant Chad Foster spoke in favor of the conditional use for taxidermy in his home. 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 and all voted in favor.*

Approval of CU21050002 - Conditional Use for Guest House on 2.45 acres - Applicants/Owners: Jason & Christine Rivera - 3705 McCullers Rd-Map/Parcel C0100015C00 – District 2

Chairman Thompson opened the public hearing on the matter. Applicant Christine Rivera spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to accept the Planning Commission recommendation and approve the conditional use. Commissioner Adams seconded the motion; voted and carried unanimously.*

Approval with Conditions Z21050001 - Rezone 1.29 acres from R1 to B3 to be combined with the existing use of adjacent property - Applicant: Stacey Britt/Owner: ML Hauling & Recovery LLC - 2710 Lowry Rd-Map/Parcel C0610163L00 - District 1

Chairman Thompson opened the public hearing on the matter. Applicant Stacey Britt spoke in favor of the rezone and asked that he be allowed discretion on placement of the fence line due to the natural buffer of trees. There was no opposition present.

**Motion:** *Commissioner Warren made a motion, seconded by Commissioner Banks to approve the rezone allowing discretion on the placement of the fence. All voted in favor.*

Approval of Z21050004 - Rezone 7.90 acres from A1 to B2 for mini storage units and reduce buffer - Applicant: Scott Stiffler/Owner: Alan Bentley - 5645 Hwy 20-Map/Parcel C0070006 – District 2

Chairman Thompson opened the public hearing on the matter. Applicant Scott Stiffler spoke in favor of the rezone and the request to reduce the buffer from 50 ft. to 25 ft. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to approve the rezone and reduce the buffer. Commissioner Warren seconded the motion and all voted in favor.*

Approval of CU21050003 for Summer Day Camp on 4.13 & 2.43 acres - Applicants/Owners: Kevin & Shelley Shelnutt - 5889 Center Hill Church Rd-Map/Parcel C0110108 & 336 Brook Hollow Lane-Map/Parcel N011F018 - District 2

Chairman Thompson opened the public hearing on the matter. There was no one present to speak in favor nor opposition. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion, seconded by Commissioner Bradford to table the matter until the August 3, 2021 meeting. All voted in favor.*

Amendment - OA21040011 Walton County Land Development Ordinance

**Motion:** *Commissioner Adams made a motion to approve the Ordinance changes per the Planning Commission recommendation. After some discussion concerning Errata #4, Commissioner Adams amended his motion to approve with the exception of Errata #4 and to table that portion until the next meeting for further discussion. Commissioner Dixon seconded the amended motion and all voted in favor.*

## **PLANNING & DEVELOPMENT**

Update to Comprehensive Plan for Walton County and Cities

Planning Director Charna Parker held a required public hearing for the development of the Update to the Comprehensive Plan for Walton County, Between, Good Hope, Jersey, Loganville, Monroe, Social Circle and Walnut Grove. The purpose of the hearing was to brief the community on the planning process and opportunities for public participation. No one spoke during the public hearing.

## **ORDINANCE**

Proposed Noise Ordinance

Commissioner Banks discussed changing the morning hour from 7:00 a.m. to 6:00 a.m. for powered equipment due to golf courses and seasonal heat issues.

**Motion:** *Commissioner Bradford made a motion to approve the noise ordinance changing the proposed hour of 7:00 a.m. to 6:00 a.m. Commissioner Banks seconded the motion; voted and carried unanimously.*

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of June 1, 2021 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5000 or Greater
3. Declaration of Surplus Property
4. PI 0017112 GDOT - Agreement - Resolution - Water Facilities Jack's Creek Road
5. Contract - Alcovy Leadership & Character Development Program - Juvenile Ct.
6. Walton Co. Water - Charge Offs 2020-2021
7. Contract - Carter Watkins Associates - Annex 1 Renovations
8. Mauldin & Jenkins - Operational Assessment Addendum
9. Temporary Construction Easement - Town of Between - Pickleball Courts
10. Ratification of actions taken by WCWSA on 5/11/2021
11. Approval of Film Permit Application and Fee Schedule

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

## **RESOLUTIONS**

### Resolution - Project Length Budget - Annex 1 Renovation and FY22 Budget Amendment

***Motion:** Commissioner Dixon made a motion to adopt the Project Length Budget and Resolution for the Annex I Renovation. Commissioner Adams seconded the motion; voted and carried unanimously.*

### FY22 Budget Amendment

***Motion:** Commissioner Bradford made a motion to adopt the FY22 Budget Amendment necessary for salary adjustments. Commissioner Adams seconded the motion. All voted in favor.*

### Resolution - American Rescue Plan

***Motion:** Commissioner Adams made a motion seconded by Commissioner Warren, to adopt the Resolution. All voted in favor.*

## **HUMAN RESOURCES**

### Amendment and Resolution - Section 300 - Holiday Hours of Work - Walton County Civil Service Personnel Rules and Regulations

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Shelnett, to adopt the Amendment and Resolution. All voted in favor.*

## **CONTRACTS**

### Land Purchase and Donation Agreement - East Church Street Investment Property, LLC

**Motion:** Commissioner Warren made a motion to approve the Land Purchase and Donation Agreement for the Walton County Public Safety Complex in the amount of \$500,000 with East Church Street Investment Property, LLC. Commissioner Banks seconded the motion; voted and carried unanimously.

#### IGA - Walnut Grove Sewerage Billing

**Motion:** Commissioner Shelnett made a motion to approve the IGA to allow Walton County Water Department to collect sewerage service fees within the Walnut Grove service area for the City of Walnut Grove. Commissioner Bradford seconded the motion. All voted in favor.

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

#### Acceptance of Engineering Proposals - Center Hill Church Road Water Transmission Main, North Loop Transmission Main Phase 1

**Motion:** Commissioner Adams made a motion to accept the proposal from Precision Planning, Inc. in the amount of \$267,170 for the two projects. Commissioner Dixon seconded the motion; voted and carried unanimously.

#### Acceptance of Engineering Proposal - Walton Grove Athletic Complex

**Motion:** Commissioner Shelnett made a motion to accept the proposal from Precision Planning, Inc. in the amount of \$134,840.00. Commissioner Banks seconded the motion. All voted in favor.

#### Acceptance of Engineering Proposal - Youth-Monroe Road @ Broadnax Mill Road Roundabout

**Motion:** Commissioner Warren made a motion, seconded by Commissioner Shelnett to accept the proposal from Precision Planning, Inc. in the amount of \$126,930.00; voted and carried unanimously.

### **APPOINTMENTS**

#### Appointment - Advantage Behavioral Health Systems

**Motion:** Commissioner Adams made a motion to appoint Penny Shirley to the Advantage Behavioral Health Systems Board of Directors. Commissioner Banks seconded the motion. All voted in favor.

### **DISCUSSION**

Chairman Thompson discussed making application to the Federal Government for \$364 million in infrastructure projects. These would include a water treatment plant, jail/administration facility, roads for public works, water lines and system wide water improvements. He has hired a consultant from Atlanta to help with the application process but would like to be able to

continue to hire needed professionals to help in the process without having to call the Board each time.

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Dixon, to give the Chairman the authority to spend up to \$50,000 to hire professionals needed for the application process. All voted in favor.*

#### **EXECUTIVE SESSION**

***Motion:** At 7:20 p.m., Commissioner Adams made a motion, seconded by Commissioner Dixon to enter into executive session to discuss a real estate matter. Commissioners Warren, Banks, Shelnut, Bradford, Adams and Dixon voted in favor.*

***Motion:** At 7:28 p.m. Commissioner Adams made a motion, seconded by Commissioner Adams to return to regular session. Commissioners Banks, Bradford, Adams and Dixon voted in favor. Commissioners Shelnut and Warren ended their telephone conference.*

There was no public action to report.

#### **ADJOURNMENT**

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:29 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