

Walton County Department Agenda Request

Department Name: **Public Works**

Department Head/Representative: **Tyler Pannell**

Meeting Date Request: **1/6/2026**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Peyton Woods Subdivision Detention Pond**

Wording For Agenda: **Peyton Woods Subdivision Detention Pond Report**

This Request: Informational Purposes Only

Needs Action by Commissioners*

*What action are you seeking from the Commissioners?

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required?

If so, has a copy of the documentation been forwarded to County Attorney?

Date forwarded to County Attorney:

Has the County Attorney review been completed?

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Walton County

Public Works Department

1407 South Madison Ave.

Monroe, Ga 30655



Office: (770) 266-1796

Main: (770) 267-1350

Waltoncountyga.gov

December 29, 2025

The Walton County Public Works Department conducted an inspection of the stormwater facility located in Peyton Woods Subdivision in response to complaints that were made about the pond being neglected. The detention pond serves 44 homes and is designed to control water quantity leaving the development. The pond is located at the front of the development behind Lots 40-44 on Katherine Court and the maintenance responsibility of said pond is the Homeowners Associations per Article 11 Part 2 Section 180 of the Walton County Land Development Ordinance and also stated on the Final Plat under Plat Notes #10. According to the Secretary of State the subdivision still has an actively managed HOA with Brian Widmer listed as the CEO. On October 8th, 2025, the residents received notice of a 60 Day Deadline to acknowledge their responsibility and make a commitment to complete repairs.

Upon inspection it was documented that the detention pond was not being properly maintained, and multiple items would need to be addressed to be in compliance with Appendix E of the 2016 Georgia Stormwater Management Manual. It was noted in the attached inspection report that the detention pond needs trees removed and to be mowed. There are also multiple issues with the fencing that need to be addressed. The pond is also holding water due to the filter stone and riprap ring being stopped up with sediment which in turn is causing a reduction of storage capacity. The perforated half round should also be removed along with all stone to allow the pond to properly drain.

According to Sylvia Dibb, who is listed as the CFO of the subdivision, they have obtained multiple bids to have the work completed and are currently holding an electronic vote to decide how they would like to proceed. As of this date we are yet to receive an official response acknowledging their commitment to repair and maintain the facility.

Thanks,

Tyler Pannell

Walton County Stormwater Manager

Tyler.pannell@co.walton.ga.us

(770) 266-1796



WALTON COUNTY STORM WATER

Operations and Maintenance Inspection Report for

Detention/Retention Ponds

Map: 165

Road: Navaho Trail

Inspector Name: Tyler Pannell Subdivision: Peyton Woods

Inspection Date: 10/9/2025 Street: Macy Drive

Maintenance Responsibility: HOA ID#: 165PN0200

Inspection Items	Checked Yes / No ?	Maintenance Needed?(yes/no)	Comments
1.Fence/Gate:			Gate post is bent and has broken eye cap. Fence is bent in multiple locations with top rail issues and broken eye caps.
a. Fence	Yes	Yes	
b. Gate-2 each (8') 16' total	Yes	Yes	
2.Vegetation			Vegetation is overgrown. Trees should be removed from pond. Pond should be mowed and any bare areas reseeded.
a. Mowing done when necessary	Yes	Yes	
b. Any evidence of slope erosion	Yes	No	
c. Does good vegetation cover exist (70%)	Yes	Yes	
3.Inlets			The apron of the lower inlet closest to the outlet control structure should be cleaned and sediment removed below it in basin to create positive drainage.
a. Overall condition	Yes	Yes	
b. Rip rap	Yes	No	
c. Apron – fully exposed and clean	Yes	Yes	
d. Any evidence of erosion	Yes	No	
e. Headwall	Yes	No	
f. Pipe condition	Yes	No	

Inspection Items	Checked Yes / No ?	Maintenance Needed?(yes/no)	Comments
4.Basin			
a. Surface clear of debris	Yes	Yes	Riprap Filter ring is stopped up with sediment and should be removed per page 89 of the Field Manual for Erosion & Sediment Control in Georgia 2016 Edition.
b. Standing water	Yes	No	
c. Sediment accumulation	Yes	Yes	
d. Sediment requires removal	Yes	No	
5.OCS (outlet control structure)			
a. Overall condition	Yes	Yes	Perforated half round and surrounding filter stone is full of sediment and should be removed per page 104 of the Field Manual for Erosion & Sediment Control in Georgia 2016 Edition. Rebar trash rack should be cleaned of debris and left in place over outlet pipe.
b. Perforated half-round	Yes	Yes	
c. Water quality pipe	N/A		
d. Channel protection pipe	N/A		
e. Outlet pipe	Yes	No	
f. Clear of debris and sediment	Yes	Yes	
6.Outfall			
a. Condition or riprap	Yes	No	
b. Evidence of erosion	Yes	No	
c. Headwall and apron	N/A		
7.Overall			
a. Function of facility	Yes	Yes	Perforated half round, filter stone and riprap filter ring should be removed to prevent standing water and allow water to discharge at designed flow rates. (Maintenance items should be addressed according to Appendix E of the 2016 GSMM V2 pages 21-24)
b. Any evidence of flow bypass	Yes	No	

OWNER/DEVELOPER
EXPRESS DEVELOPMENT, LLC
1000 W. WILSON AVE., SUITE 200
LOANVILLE, GEORGIA 30052
770-480-4006

- NOTES:
1. SEE SHEET 101 FOR LOT 101.
 2. SEE SHEET 102 FOR LOT 102.
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 100. SEE SHEET 200 FOR LOT 200.



STORM SEWER AS BUILTS SANITARY SEWER AS BUILTS

STATION	INVERT	MANHOLE	PIPE	DIAMETER	LENGTH	AREA	VOLUME
5+30+00	794.08	794.08	74.00	74.00	74.00	74.00	74.00
5+30+20	794.32	794.32	74.00	74.00	74.00	74.00	74.00
5+30+40	795.06	795.06	74.00	74.00	74.00	74.00	74.00
5+30+60	795.80	795.80	74.00	74.00	74.00	74.00	74.00
5+30+80	800.53	800.53	74.00	74.00	74.00	74.00	74.00
5+31+00	802.28	802.28	74.00	74.00	74.00	74.00	74.00
5+31+20	805.71	805.71	74.00	74.00	74.00	74.00	74.00
5+31+40	806.95	806.95	74.00	74.00	74.00	74.00	74.00
5+31+60	811.58	811.58	74.00	74.00	74.00	74.00	74.00
5+31+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+32+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+32+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+32+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+32+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+32+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+33+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+33+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+33+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+33+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+33+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+34+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+34+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+34+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+34+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+34+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+35+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+35+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+35+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+35+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+35+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+36+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+36+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+36+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+36+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+36+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+37+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+37+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+37+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+37+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+37+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+38+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+38+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+38+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+38+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+39+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+39+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+39+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+39+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+39+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+40+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+40+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+40+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+40+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+40+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+41+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+41+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+41+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+41+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+41+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+42+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+42+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+42+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+43+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+44+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+44+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+44+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+44+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+44+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+45+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+46+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+46+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+46+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+46+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+46+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+47+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+47+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+47+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+47+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+48+00	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+56+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
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5+57+20	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+57+40	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+57+60	812.82	812.82	74.00	74.00	74.00	74.00	74.00
5+57+80	812.82	812.82	74.00	74.00	74.00	74.00	74.00



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **Peyton Woods Property Owners Association, Inc.** **Control Number:** **16025365**

Business Type: **Domestic Nonprofit Corporation** **Business Status:** **Active/Compliance**

NAICS Code: **Any legal purpose** **NAICS Sub Code:**

Principal Office Address: **233 Macy dr, Monroe, GA, 30655, USA** **Date of Formation / Registration Date:** **3/7/2016**

State of Formation: **Georgia** **Last Annual Registration Year:** **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Sylvia Dibb**

Physical Address: **233 macy dr, monroe, GA, 30655, USA**

County: **Walton**

OFFICER INFORMATION

Name	Title	Business Address
Brian Widmer	CEO	237 Macy Drive, Monroe, GA, 30655, USA
Noel Charles	Secretary	260 Macy dr, Monroe, GA, 30655, USA
Sylvia Dibbs	CFO	235 Macy dr, Monroe, GA, 30655, USA

[Back](#)[Filing History](#)[Name History](#)[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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[Report a Problem?](#)