

December 2, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, December 2, 2025 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 Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Assistant Planning Director Kristi Parr 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

County Manager John Ward recognized Keith Sargent, Donna Butler-Youngblood and Charles Miller on their retirement.

MEETING OPENING

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

ADOPTION OF AGENDA

Motion: *Commissioner Adams made a motion, seconded by Commissioner Shelnett to adopt the agenda tabling Item 8.1 for the Sheriff until the January meeting. 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.

MOU with The City of Monroe - Funding for North Loop

Chairman Thompson discussed funding for the North Loop which would complete the second half of the Monroe by-pass. The City of Monroe and the County would each pay 5 million toward the funding.

Motion: *Commissioner Shelnett made a motion to authorize County Attorney Chip Ferguson to prepare the documents once the City of Monroe agrees. Commissioner Warren seconded the motion. Commissioners Warren, Myers, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 5-1.*

OLD BUSINESS

OA25-0356 Amendment to Impact Fee Ordinance - 2nd Public Hearing - Final Adoption

County Attorney Chip Ferguson opened the public hearing on the matter. The amendment will raise the impact fee to the maximum cost per dwelling. The cost for a residential dwelling will be \$3,635.57. There was no one present to speak in favor or against the amendment. Attorney Ferguson closed the public hearing.

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

PLANNING & DEVELOPMENT

Assistant Planning Director Kristi Parr presented the Planning Commission recommendations.

CU25-0321 - Conditional Use on 1.47 acres for a place of worship for Buddha study & meditation - Applicant/Owner: Paula Kim Nguyen - property located at 3550 Bay Creek Church Road & Bay Creek Drive - Map/Parcel N044A032 - District 1

Assistant Director Krist Parr stated that the applicant had requested withdrawal.

Motion: *Commissioner Warren made a motion to authorize the withdrawal of the application. Commissioner Myers seconded the motion; voted and carried unanimously by all district commissioners..*

Z25-0327 - Rezone 2.28 acres from A1 to R1 to create a buildable lot - Applicant/Owner: Kim Crowe - property located at 3707 Tom Brewer Road - Map/Parcel C0470010 - District 2

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Kim Crowe spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Myers made a motion to approve the rezone. Commissioner Warren seconded the motion and all district commissioners voted in favor.*

Z25-0332 - Rezone 1.00 acre from A2 to B3 to conform with future land use - Applicant/Owner: Bill Shea - property located at 782 Highway 11 - Map/Parcel C1350044 - District 5

County Attorney Chip Ferguson opened the public hearing on the matter. John Shea spoke in favor on behalf of his father Bill Shea. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

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

Z25-0333 - Rezone and Conditional Use on 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage - Applicant/Owner: Jose Alvarez Salazar -

property located at 1125 Highway 81 & Guthrie Cemetery Road - Map/Parcel C0520075 - District 3

County Attorney Chip Ferguson opened the public hearing on the matter. Blake Snyder spoke on behalf of the applicant Alvarez Salazar. Mr. Salazar has been working to clean up the property which was an eyesore when he purchased. He has obtained a permit for removing the old trailer on the property and will put up privacy fencing to be compliant and not be an eyesore to the community. Rachel Davis, Council Member for the City of Walnut Grove, Stephanie Moncrief, Mayor of Walnut Grove and Erica Miles, Council Member for the City of Walnut Grove spoke in opposition. They shared their concerns over the property being across from the New Grove Park and stated it did not present a good impression, and they are trying to professionalize the City of Walnut Grove. They asked that the rezone be denied. Attorney Ferguson closed the public hearing.

Code Enforcement Officer Mark Lewis addressed the Board. The residence there was in terrible condition when Mr. Salazar made the purchase. He further stated that Mr. Salazar has made progress on being compliant and has already obtained a permit to remove the old trailer on the property.

Motion: Commissioner Shelnutt stated that he understood it was a big deal for the City of Walnut Grove but that it was commercial property with a redlight on the corner of Hwy. 81. Commissioner Shelnutt made a motion to approve with the following conditions: conditional use permit for his construction company only (Pyramid Concrete), no other vehicles not belonging to the company, 8 ft. decorative wooden fence and all vehicles on the property must be operative. Commissioner Warren stated she would like to add that he must follow through with the demolition/removal of the trailer. Commissioner Shelnutt accepted the addition and Commissioner Warren seconded the motion. Commissioners Warren, Myers and Shelnutt voted in favor with Commissioners Bradford, Adams and Dixon opposing the motion. Chairman Thompson stated he agreed that it was commercial property and voted to approve. The motion passed 4-3.

Z25-0334 - Rezone 13.13 acres from B2/A2 to B3 for commercial vehicle parking facility and Variance to permit use of the existing driveway as the access of Highway 78 - Applicant/Owner: E L K Holdings, LLC - property located at 3149 Highway 78 and Old Broadnax Mill Road - Map/Parcels C0440007A00 and C0460034D00 - District 1

Planning Commission recommended approval with the following conditions: 1) Approval of this application shall include approval of a variance to permit the use of the existing driveway as access to Highway 78; 2) A security fence, 8 feet in height, shall be required around the entire perimeter of the project site. Fencing along the frontages of Old Broadnax Mill Road and Highway 78 shall provide an opaque screening, constructed of R-panel steel material colored grey or brown. The remainder of the fencing, along interior property lines, can match the exterior fencing or at the applicant's choosing, may be constructed of black vinyl-coated chain-link material, 8-feet in height. A digital automated access gate, as noted in the applicant's letter of intent shall be required and operational at all times; 3) Property frontage along Highway 78 shall be landscaped with evergreen trees such as Thuja 'Green Giant', Nelie R. Stevens Holly, Little Gem' Magnolia, or Cryptomeria Japonica. Trees shall be planted in a double staggered

row, spaced appropriately for the species used. A minimum of 3 different species shall be used; 4) Overnight stay on property shall be strictly prohibited; 5) All parking spaces shall be clearly marked as shown on the amended site plan. Parking surfaces shall be maintained free of weeds or vegetation. Property shall be kept free of all trash and debris; 6) On-site washing and repair of vehicles shall be prohibited; 7) Junked, wrecked, salvaged, or inoperable vehicles shall not be stored on-site. Storage of vehicle parts or any other material shall be prohibited; 8) All lighting shall be directed inward to the site and shall be downward directional and full cut-off shielded. Any additional Walton County lighting requirements shall be met; 9) Berm installed adjacent to eastern property line of 2580 Highway 78. Opaque fencing and landscaping to continue from Highway 78 along this property line as well.

County Attorney Chip Ferguson opened the public hearing on the matter. Andrea Gray spoke on behalf of the applicant E. L. K. Holdings. She stated they were willing to abide by the Planning Commission recommendations but would prefer them to say evergreen plantings. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: Commissioner Warren made a motion to approve with the recommendations from the Planning Commission, adding that there be no refrigerated trucks. Commissioner Adams seconded the motion. Commissioners Warren, Myers, Shelnutt and Adams voted in favor with Commissioners Bradford and Dixon opposing. The motion carried 4-2.

OA25-0335 - Amendments to the Walton County Land Development Ordinance as per Amendment sheet dated 10/1/2025 (Special Fee Districts for Maintenance and Repair of Stormwater Retention/Detention Facilities)

Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak at the public hearing. Attorney Ferguson closed the public hearing.

Motion: Commissioner Dixon made a motion to approve the amendment, seconded by Commissioner Warren. All district commissioners voted in favor.

Annexation - City of Social Circle - Parcel C1710019 Hawkins Academy Road, Parcel C1710020 Roy Malcom Road

Motion: Commissioner Warren made a motion that they be allowed to proceed without objection. Commissioner Shelnutt seconded the motion and all district commissioners voted in favor.

RESOLUTIONS

Resolution to Amend Budget to Comply with H.B. 85 - Ken Wynne, Chief Judge - Alcovy Judicial Circuit

Motion: Commissioner Adams made a motion, seconded by Commissioner Bradford to adopt the resolution. All district commissioners voted in favor.

ADMINISTRATIVE CONSENT AGENDA

1. Approval of November 4, 2025 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. Donation of 2008 Ford F-350 to Walton County Board of Education
5. Ratification of Actions taken by WCWSA on November 13, 2025
6. Acceptance of Right of Way and Slope Easement - Parcel C1200057A00 - Dry Pond Road
7. Agreement - Southeast Corrections Probation Services - Probate Court
8. Agreement - Southeast Corrections Probation Services – Magistrate Court
9. Proposed 2026 Meeting Calendar
10. Board of Elections - 2026 Qualifying Fees

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

CONTRACTS

Agreement with LumenServe - E911 Towers

Motion: Commissioner Adams made a motion to approve the agreement with LumenServe subject to review by the County Attorney. Commissioner Warren seconded the motion. All district commissioners voted in favor.

Holland and Knight - Engagement Letter with County and City of Monroe - State Appropriations for Joint Transportation Project

Motion: Commissioner Shelnutt made a motion to approve the Engagement Letter with Holland and Knight subject to County Attorney review. The cost to be split between the County and the City of Monroe will be \$8500.00 per month for 6 months. Commissioner Warren seconded the motion. Commissioners Warren, Myers, Shelnutt, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion passed 5-1.

ACCEPTANCE OF BIDS/PROPOSALS

Acceptance of Bid - Dry Pond Road Culvert Replacement

Motion: Commissioner Dixon made a motion, seconded by Commissioner Adams to accept the bid from Wilson Construction Management in the amount of \$811,358.00. All district commissioners voted in favor.

PUBLIC COMMENT

Gareth Fenley (Walton in Action) and Cynthia Green spoke during Public Comment.

ADJOURNMENT

Motion: Commissioner Bradford made a motion, seconded by Commissioner Shelnutt, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:17 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