



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, April 05, 2022 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA SUMMARY

1. **PUBLIC COMMENT/PRESENTATIONS** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
2. **MEETING OPENING**
 - 2.1. Pledge of Allegiance & Invocation
 - 2.2. Call to Order
 - 2.3. Roll Call - Chrm. Thompson, Commissioners Banks, Shelnut, Bradford, Adams and Dixon
3. **ADOPTION OF AGENDA**
 - 3.1. Additions/Deletions
4. **PROCLAMATIONS**
 - 4.1. Child Abuse Prevention Month - **Declared**
5. **PLANNING COMMISSION RECOMMENDATIONS**
 - 5.1. Approval with conditions - Z22010006 - Rezone 146.13 acres from A1 to R1OSC for a residential subdivision - Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. - Property located at 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 - District 1 - **Approved with certain conditions**

Conditions: 1) limited to 104 lots, dwellings to be 2,000 sq. ft. for 1-story and 2,200 sq. ft. 2-story 2) homes to be primarily brick or stacked stone on front facade with fiber-cement siding, shake or board and batten on remainder w/minimum 3 ft. high brick or stacked stone water table 3) only 5% of homes may be leased or rented 4) within the required 100 ft. undisturbed buffer along the road frontages, the first 50 ft. shall be outside the lot and maintained by the HOA 5) lots must retain natural vegetation until permitted 6) utilities must be underground 7) detention pond must be fenced w/black vinyl-coated link fence 5 ft. in height, screened w/double staggered row of evergreens 8) no access allowed on Double Springs Rd, 8) entrance to be landscaped w decorative masonry feature 9) landscape plans must be approved by P & D Director
 - 5.2. Approval of Z22020013 - Rezone 1.265 acres from B2 to B3 for major auto repair - Applicant: Baker Group RE, LLC/Owners: Baker Group RE, LLC & George Baker, Jr. - Property located at 1687 Hwy. 78 - Map/Parcel C0750159F00 - District 3 & 5 - **Approved**

- 5.3. Approval of CU22020004 - Conditional Use for outside storage on 4.93 acres - Applicant: Gabel Holder/Owner: Holder Bros. Timberframes LLC - Property located at Alcovy Mtn. Rd & 1980 Alcovy Mtn. Rd - Maps/Parcels C1390006C00 & 6A00 - District 4 - **Approved**
- 5.4. Approval of LU22020005 and Rezone/Conditional Use ZCU22020006 - Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres - Applicant: Gabel Holder/Owner: Holder Brother Timberframes, LLC - Property located at 1970 Alcovy Mtn. Rd - Map/Parcel C1390014 - District 4 - **Approved**
- 5.5. Approval LU22020007 and Rezone/Conditional Use ZCU22020008 - Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres - Applicant: Rick Holder/Owner: James R Holder - Property located at 512 Hwy. 11 - Map/Parcel C1390022 - District 4 - **Approved**
- 5.6. Approval with conditions - Z22010024 - Rezone 125.51 acres from A1 to R1OSC for a residential subdivision - Applicant: David Pearson Communities/Owner: James Matthew Mazzawi & John Mark Mazzawi as Trustees for Hugh Mazzawi - Property located at Georgia Hwy 20 & Pointer Rd - Map/Parcel C0080010 - District 2 - **Approved with certain conditions**
 - 1) 125 lot limit w/1 dwelling per 1 acre density using septic, dwellings to be 2000 sq. ft. for 1-story and 2,200 2-story
 - 2) all homes to be primarily brick or stacked stone on front facade, w/fiber-cement siding, shake or board and batten on remainder w/minimum 3 ft. brick or stacked stone water table
 - 3) only 5% of homes may be leased or rented
 - 4) lots to retain natural vegetation until permitted
- 5.7. Denial - Z22020018 - Rezone 8.68 acres from A1 to B2 to park trucks, campers & boats with conditional use for outside storage - Applicant: Jason Atha/Owners: Don Moon & David Samples - Property located at Georgia Hwy 11 and Mahlon Smith Rd - Map/Parcel C1400090 - District 4 - **Returned to Planning & Development for updated plan**

6. PLANNING & DEVELOPMENT

- 6.1. Alteration to Zoning - AZ22030003 - Alteration to zoning conditions - Applicant: Henderson Fab, LLC/Johnny Henderson/Owners: James D., Holly S. & Norma B Billingsley - Property located at Green Avenue & Ga. Hwy. 20 - Map/Parcel C0090003A00 & 29B00 - District 2 - **Approved**

7. ADMINISTRATIVE CONSENT AGENDA | All items listed below are voted on by the board in one motion unless otherwise specified by the Board - **Approved**

- 7.1. Approval of March 1, 2022 Meeting Minutes
- 7.2. Contracts & Budgeted Purchases of \$5000 or Greater
- 7.3. Ratification of Actions taken by WCWSA
- 7.4. Declaration of Surplus Property

7.5. Contract - Acquisition of ROW GDOT - SR 138 @ SR 10/US 78

7.6. Inmate Phone Agreement Extension

7.7. Ga. Power Co. - Encroachment Agreement for Easement

8. RESOLUTIONS

8.1. Resolution - Amending Historic Courthouse Renovations Project Length Budget and FY22 Budget - **Adopted**

8.2. Resolution - Authorizing Increase in Aggregate of Synovus Visa Limit - **Adopted**

8.3. Resolution - Capital Improvements Element Transmittal - Impact Fee Program - **Adopted**

8.4. Resolution - Walton Co. Comprehensive Transportation Plan - **Adopted**

9. CONTRACTS

9.1. Enterprise Leasing - Fleet Vehicles - **Approved subject to review**

Subject to County Attorney review

10. ACCEPTANCE OF BIDS/PROPOSALS

10.1. Acceptance of Bid - Historic Courthouse Exterior Repair - **Approved Ketom Construction**

10.2. Acceptance of Bid - 2022 Milling and Deep Patching - **Approved MHB Paving**

10.3. Acceptance of Proposal - North Loop Water Transmission Main - Phase 1 - **Approved Mid-South Builders**

11. APPOINTMENTS

11.1. Walton Co. Board of Tax Assessors - **Appointed Janice Manuel**

11.2. Walton Co. Department of Family and Children Services - **Appointed Dena Huff**

12. DISCUSSION

13. ANNOUNCEMENTS

14. EXECUTIVE SESSION - **Nothing to report**

15. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1301 and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete the form at the link below and return it to the County Clerk no later than 5:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form.

<http://www.waltoncountyga.gov/Clerk/Public%20Comment%20Form.pdf>

For more information, please contact Rhonda Hawk.