

January 10, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, January 10, 2023 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, County Manager John Ward 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.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:15 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Dixon made a motion to adopt the agenda with the addition of discussing security at Felker Park at the request of Chairman Thompson. Commissioner Shelnett seconded the motion. The motion carried unanimously.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Denial of LU220900 Character Area change from Suburban to Neighborhood Residential/Rezone and Z22080019 - Rezone 3.65 acres from A1 to B2 for self-storage climate controlled facility & variances - Applicant: Monroe Self Storage LLC/Owner: Judy D Cook - Property located at 5005 Ozora Church Rd and Hwy. 81/Map/Parcel C0360004 - District 1

Chairman Thompson opened the public hearing on the matter. Andrea Gray spoke in favor on behalf of Monroe Self Storage. The matter was previously tabled in order to work with adjacent property owners to address their concerns. However, when it came back before the Planning Commission, the public hearing was denied. The applicant would like to propose that the property be rezoned from A1 to B2, to allow a variance for a 2-story structure and a variance for a 25 ft. buffer with 8 ft. opaque fencing and to amend the Character Area Map, Suburban to Neighborhood Residential. Owner Judy Cook and Nathan Purvis also spoke in favor. Allen Harrison, Marie Harrison and Shelley Harrison spoke in opposition voicing their concerns with erosion and possible criminal activity. Chairman Thompson closed the public hearing on the matter.

***Motion:** Chairman Thompson made a motion to approve per the applicant's proposal. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Banks, Shelnett, Adams and Dixon voted in favor. Commissioners Warren and Bradford opposed the motion. The motion carried 5-2.*

Approval with conditions Z22100004 - Rezone 2.90 acres from A1 to B1 for a gas station & retail space - Applicant/Owner: Georgia Investment Group, LLC - Property located at 6495 Hwy 20/Rosebud Rd. - Map/Parcel C0020021 - District 2

*Recommended Conditions: Add additional trees in buffer on the north and west side with number and species to be determined by Walton County Planning & Development.*

Chairman Thompson opened the public hearing on the matter. Tip Huynh with Alcovy Consulting Engineering spoke in favor on behalf of Georgia Investment Group. He stated they are willing to abide by the recommendations of the Planning Commission. Lee Dennis and Sherra Lanier spoke in opposition. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Banks made a motion to approve the rezone per the Planning Commission recommendations. Chairman Thompson seconded the motion. Commissioners Warren, Banks, Adams and Dixon voted in favor. Chairman Thompson, Commissioners Bradford and Shelnett opposed the motion. The motion carried 4-3.*

At 7:36 p.m., Commissioner Banks requested a short break and the Board resumed the meeting at 7:42 p.m.

Withdrawal - CU22110002 - Event Facility and Variance to request event facility not located on an arterial or collector road as required - Applicant: Grace M. Tillman/Owner: Michel Jeannot - Property located at 390 Nunnally Farm Rd. -Map/Parcel C0770002A00 - District 5

***Motion:*** *Commissioner Adams made a motion to allow the withdrawal of the conditional use. Commissioner Bradford seconded the motion; voted and carried unanimously.*

Approval with conditions Z22100024 - Rezone 3.551 acres from A2 to B3 to allow retail establishment - Applicant: Split Silk Properties, LLC/Owner: Lyncia McCurdy - Property located on Hwy 78 - Map/Parcel C0430014 & 015 - District 1

*Recommended Conditions: 1) Change the zoning to B2, 2) Applicant to look at shifting building to west, 3) Remove parking on the east, 4) Maintain 20 ft. buffer.*

Chairman Thompson opened the public hearing on the matter. Jeff Timler with Split Silk Properties spoke in favor requesting that conditions 3 and 4 be removed. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:*** *Commissioner Warren made a motion to approve with the conditions recommended by the Planning Commission. Commissioner Banks seconded the motion. All voted in favor.*

## **PLANNING & DEVELOPMENT**

Acceptance of Right of Way - Joel's Landing

Acceptance of Right of Way - The Fields at Alcovy Mountain, Phase II

Acceptance of Right of Way - Red Oak Ridge, Phase 1

**Motion:** Commissioner Adams made a motion to accept the right of way for Joel's Landing, The Fields at Alcovy Mountain, Phase II and Red Oak Ridge, Phase I. Commissioner Bradford seconded the motion; voted and carried unanimously.

**FINANCE**

Presentation of FY 2022 Audit - Mauldin & Jenkins

Ryan Jones with Mauldin & Jenkins presented the FY22 Audit for approval.

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford to approve the audit. All voted in favor.

Request by Judge Ott to fund Associate Judge Position for Probate Court retroactive to 11/10/2022

**Motion:** Commissioner Dixon made a motion to approve the funding of the Associate Judge's Position for Probate Court retroactive to 11/10/2022. Commissioner Adams seconded the motion and all voted in favor.

**APPOINTMENTS**

County Clerk

**Motion:** Commissioner Adams made a motion; seconded by Commissioner Shelnett to reappoint Rhonda Hawk as County Clerk. All voted in favor.

Assistant County Clerk

**Motion:** Commissioner Bradford made a motion; seconded by Commissioner Dixon to reappoint Patrice Broughton as Assistant County Clerk. All voted in favor.

County Attorney

**Motion:** Chairman Thompson made a motion, seconded by Commissioner Adams to reappoint the firm of Atkinson - Ferguson as County Attorney. All voted in favor.

Vice Chairman

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford to reappoint Timmy Shelnett as Vice Chairman. All voted in favor.

**ADMINISTRATIVE CONSENT AGENDA**

1. Approval of December 6, 2022 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5000 or Greater

3. Declaration of Surplus Property
4. Encroachment Agreement – Ga. Power – CH Church Road Water Transmission Main
5. IGA – WCWSA – Management of Recreation Area – HLC Reservoir
6. 2023 Engagement Letter – Holland & Knight
7. Agreement – Windstream State Fiscal Recovery Funds
8. Resolution of JDA – Stanton Springs North Addition (for the record)
9. Acceptance of P&R Atlanta Hawks foundation Grant in the amount of \$2,380

**Motion:** *Commissioner Adams made a motion approve the Administrative Consent Agenda. Commissioner Dixon seconded the motion; voted and carried unanimously.*

## **RESOLUTIONS**

### Resolution - Setting time, dates and location of the regular monthly meetings of the Board of Commissioners for 2023

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

Finance Director Milton Cronheim presented FY23 Budget Amendments for approval.

### Resolution - FY23 Budget Amendments

**Motion:** *Commissioner Shelnett made a motion, seconded by Chairman Thompson to approve the FY23 Budget Amendments as presented. Voted and carried unanimously.*

## **HUMAN RESOURCES**

### Appointments - Personnel Advisory Board

**Motion:** *Commissioner Adams made a motion, seconded by Commissioner Warren to reappoint Mickey Lankford, Jacqueline McClendon and Doug Hawkins to the Personnel Advisory Board. All voted in favor.*

## **ACCEPTANCE OF BIDS/PROPOSALS**

### Acceptance of Proposal - Microbac Laboratories - UCMR5 Testing - Water Department

**Motion:** *Commissioner Bradford made a motion to approve the proposal from Microbac Laboratories for UCMR5 Testing for the Water Department. Commissioner Banks seconded the motion; voted and carried unanimously.*

## **DISCUSSION**

### Security Cameras for Felker Park

***Motion:*** Commissioner Bradford made a motion to obtain bids for security cameras at Felker Park. Commissioner Warren seconded the motion. All voted in favor.

#### County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board. He suggested that the Board revisit the current COVID sick pay policy.

***Motion:*** Commissioner Adams made a motion, seconded by Commissioner Banks to end the current COVID sick pay policy effective February 1, 2023. All voted in favor.

#### **PUBLIC COMMENT**

Stephanie Calabrese spoke during Public Comment.

#### **ADJOURNMENT**

***Motion:*** Commissioner Bradford made a motion, seconded by Commissioner Adams, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:35 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