

July 11, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, July 11, 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, Planning Director Charna Parker, Facilities Director Hank Shirley, Parks & Recreation Director Jody Johnson, 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 6:00 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

County Manager John Ward requested to add an appointment to the Board of Appeals. Chairman Thompson requested to move Item 5.1 Settlement of Z20110015 so that an interpreter could be present.

***Motion:** Commissioner Banks made a motion, seconded by Commissioner Shelnett to adopt the Agenda adding the appointment and moving Item 5.1 until the interpreter was present. All voted in favor.*

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of CU23040038 - Conditional Use for outside storage - Applicant: Fast Cutting, LLC (Alexandra Karakos)/Owners: Todd & Teresa Hicks - Property located at 2955 Hwy. 81, Map/Parcel N047A003 - District 2

Chairman Thompson opened the public hearing on the matter. Applicant Alexandra Karakos spoke in favor. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Banks made a motion, seconded by Commissioner Shelnett to approve the Conditional Use. All voted in favor.*

Denial of Z23040021 - Rezone 8.74 acres from A1 to B3 for truck parking facility and Variance to reduce minimum building setback to 5 ft. on eastern side of property - Applicant: Grewal Ventures, LLC c/o Sonny Singh/Owner: Pinnacle Sports Academy LLC - Property located at 120 Hwy. 78, Map/Parcel C1890002 - District 4

Chairman Thompson opened the public hearing on the matter. John Brewer spoke on behalf of the applicant. Russell Bennett 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 to deny the rezone and variance. Commissioner Dixon seconded the motion. Commissioners Warren, Shelnut, Bradford, Adams and Dixon voted in favor. Commissioner Banks opposed the motion. The motion carried 5-1.

PLANNING & DEVELOPMENT

AZ23060003 - Request to remove buffer on right side of driveway - Applicant/Owner: Walton Co. Veterans Assoc., Inc - Property located at 1700 Snows Mill Rd., Map/Parcel C1650002 - District 6

Chairman Thompson opened the public hearing on the matter. Sheriff Joe Chapman and Harold Palmer spoke in favor of the request to remove the 250 ft. conditioned buffer in order to be utilize the property. Due to the lay of the land they are not able to meet the 250 ft. buffer and would like the condition removed. Ryan Turgeon spoke in opposition. Planning Director Charna Parker advised that the ordinance would still require a 50 ft. buffer. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Dixon made a motion to approve with the required 50 ft. buffer per the ordinance. Commissioner Bradford seconded the motion and all voted in favor.

OA23030030 - Amendment to Walton County Land Development Ordinance per Errata Sheet dated 04/03/2023 (tabled 6/4/2023) Errata #3 – Amendment to Article 4, Part 1, Section 110 Agricultural District “A”

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker stated that the amendment would change the “A” zoning from 5 acres to 2 acres for agriculture and commercial uses and recommended to also change the minimum house size to 1400 sq. ft. to be the same footage required in A1 and A2 zonings. No one spoke during the public hearing. Chairman Thompson closed the public hearing.

Motion: Commissioner Adams made a motion to approve the amendment with the recommended 1400 sq. ft. minimum. Commissioner Shelnut seconded the motion. All voted in favor.

Settlement of Z20110015 - Rezone 85.48 acres from A1 to R1 with conditions for a residential subdivision - Applicant: Lexes Homes, Inc./Owner: Snows Mill Road, LLC - Property located on Snows Mill Rd. - Map/Parcel C1790044 & 44A - District 4

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker presented the case. She explained that this matter was previously denied in February of 2021 and the owner was making an alternative proposal to settle the matter. The Planning & Development Office advertised the rezone but inadvertently did not post the sign and send notifications therefore,

no decision could be made on the matter tonight but would allow for the public hearing since it was advertised.

Chairman Thompson opened the public hearing on the matter. Attorney Matt Reeves representing Lexes Homes spoke in favor of the rezone. Candace Donahue, Tommy Nash and Mark Cain spoke in opposition. Bruce Verge and Josh Parker stated they were not for or against but would like for everyone to work together moving forward with a solution for all. Chairman Thompson closed the public hearing on the matter. No decision was made.

At 7:01 p.m., Commissioner Banks made a motion for a 5 minute break. Commissioner Shelnett seconded the motion and all voted in favor. At 7:07 p.m., Commissioner Warren made a motion, seconded by Commissioner Dixon to return to regular session. All voted in favor.

ADMINISTRATIVE CONSENT AGENDA

1. Approval of June 6, 2023 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5000 or Greater
3. Ratifications of Actions taken by WCWSA on June 27, 2023
4. Wex Health Payment Card Transaction Substantiation Waiver
5. Pharmacy Services Agreement Amendment – Veracity Benefits, LLC
6. Amendment to Inmate Medical Agreement – Correct Health
7. MOU – USDA Forest Service – Unmanned Aircraft System Flight Area Agreement
8. Walton Co. EMA – Emergency Operations Plan Update
9. Walton Co. EMA – Volunteer Coordination and Donations Management Plan
10. Acceptance of Resignation Walton Co. Planning Commission (Dist. 4)
11. Walton Co. Purchasing Ordinance Update

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

RESOLUTIONS

Walton County Consent Resolution - Walton Co. Water & Sewer Authority (Oconee-HLC), Series 2023

***Motion:** Commissioner Shelnett made a motion, seconded by Commissioner Adams to approve Resolution, voted and carried unanimously.*

CONTRACTS

Talitrix - Agreement for Inmate Monitoring

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Warren to approve the updated version of the agreement. All voted in favor.*

PARKS & RECREATIONS

Agreement - Forte Payment Systems - Parks & Recreation Credit Card Processing

Parks & Recreation Director Jody Johnson presented the agreement. The agreement will allow for online registration and other fees collected by Parks and Recreation.

Motion: *Commissioner Banks made a motion to approve the agreement. Commissioner Adams seconded the motion; voted and carried unanimously.*

ACCEPTANCE OF BIDS/PROPOSALS

Proposals - Metal Buildings - EMS/Storage and Modifications to existing building for Pickle Ball Courts

Facilities Director Hank Shirley presented the bids.

Motion: *Commissioner Dixon made a motion to accept the low bid from Drummond Construction for the EMS and Elections storage building in the amount of \$180,349.00 and the low bid from Bayne Development Group for building modifications at Criswell Road for pickleball courts and 4-H S.A.F.E programs in the amount of \$163,373.00. Commissioner Adams seconded the motion and all voted in favor.*

APPOINTMENTS

Appointment - NEGRC Council Private Sector Representative

Motion: *Commissioner Shelnutt made a motion to reappoint Shane Short to the NEGRC Council as Private Sector Representative. Commissioner Adams seconded the motion, all voted in favor.*

Appointment - Walton Co. Water & Sewerage Authority (Dist. 2)

Motion: *Commissioner Banks made a motion to appoint Matt Arp to the WCWSA until Wendell Geiger is able to return. Commissioner Bradford seconded the motion; voted and carried unanimously.*

Appointment - Walton Co. Planning Commission (Dist. 4)

Appointment – Walton Co. Board of Appeals (Dist. 4)

Motion: *Commissioner Bradford made a motion to remove Keith Prather from the Board of Appeals and appoint him to the Walton Co. Planning Commission and to appoint William Malcom to the Board of Appeals. Commissioner Warren seconded the motion. All voted in favor.*

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board.

EXECUTIVE SESSION

Motion: *At 7:22 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnut to enter into Executive Session to discuss real estate matters. All voted in favor.*

Motion: *At 7:40 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnut to return to regular session. All voted in favor.*

The Chairman announced that he would like to make three motions.

Motion: *Chairman Thompson made a motion to purchase the underlying fee simple interest of the 55.49 acres parcel owned by East Village Reserve, LLC between Hwy. 78 and Baker Street for \$92,441.00 which is \$1,684.11 per acre. Commissioner Shelnut seconded the motion; voted and carried unanimously.*

Motion: *Chairman Thompson made a motion to condemn the Atlantic Coast Conservancy's interest in the 55.49 acres parcel owned by East Village Reserve, LLC for an access road from Hwy. 78 to the current and future Government Building Complex based upon an appraised value of \$110,000 which is approximately \$2,000.00 per acre. Commissioner Adams seconded the motion and all voted in favor.*

Motion: *Chairman Thompson made a motion to condemn the Atlantic Coast Conservancy's interest in the remaining 116.806 acres formerly owned by Jack's Creek Reserve, LLC which is adjacent to the new Public Safety Complex for road right of way and future government buildings and purposes based upon appraised value of \$221,984.00 which is approximately \$1,900.00 per acre. Commissioner Shelnut seconded the motion and all voted in favor.*

ADJOURNMENT

Motion: *Chairman Shelnut made a motion, seconded by Chairman Thompson, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:43 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