

August 1, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 1, 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, 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 6:16 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 Dixon to adopt the Agenda. All voted in favor.*

## **PLANNING & DEVELOPMENT**

Planning Director Charna Parker explained that the matter was not properly advertised in the prior month. Thus, the Board needs to re-open a public hearing on the matter prior to making a decision.

Proposed 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. Matt Reeves with Andersen, Tate & Carr, P.C., representing Lexes Homes presented a proposed settlement which if accepted would settle a lawsuit. He presented a list of 17 conditions that would exceed the county standards for development and stated it was not a high density subdivision. This would be a minimum of 1 acre lots with 64 houses, formerly 80. He disputed any water and septic issues and requested approval with the proposed conditions. Candace Donoghue, Mark Cain and Jeff Peterson spoke in opposition concerning high density and asking to protect nearby water sources. In rebuttal, Mr. Reeves stated that the opposition was peddling unsound arguments and they've been in court for two years. He once again requested approval. Chairman Thompson closed the public hearing on the matter.

***Motion:** Chairman Thompson made a motion to approve with the proposed conditions as presented. The conditions are as follows: 1) mandatory HOA, 2) minimum 2200 sq. ft. ranch style and 2400 two-story homes, 3) asphalt road with sixty ft. ROW, twenty-four ft. wide, eighteen ft. shoulder with ditches on each side of the road, no curb, gutter or catch basins required. One hundred ft. entrance ROW with a landscaped island in the center with thirty inch concrete curb*

around the island, 4) lots to be graded for water to flow away from the homes to the storm water ditches, 5) minimum lot size to be 1 acre with a maximum of 64 lots, 6) minimum yard size front 40 ft., rear 40 ft., side 15 ft., 7) homes shall comply with Walton Co. specific regulations for single family dwellings in A, A1, A2, R1, R2 and R3 zoning categories, 8) minimum required brick up to the water table on front and sides of the home, 9) front porches shall have masonry face and pavers preferred but not required, 10) masonry stoops and steps on front and side of home, minimum width shall be 5 ft., 11) roofs shall have a pitch of 10/12 minimum on main body front to back, 9/12 minimum on ranch style homes, 12/12 minimum pitch on accent gables unless approved by ARC, 12) facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products, vinyl or aluminum is prohibited, 13) front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stones or shakes, 14) garage doors must be side facing except on lots that are less than 30 ft. from the property line to the garage door, 15) all yards to be sodded, 16) all shingles to be architectural shingles and 17) all homes shall obtain the approval of the ARC prior to beginning construction, the declaration shall provide design standards for not only the home but the yard, fences and retaining walls and a specific list of restrictions for the development. Commissioner Banks seconded the motion. Commissioner Bradford stated he felt that R1 was uncharacteristic of the area on Snows Mill. Chairman Thompson stated that there is a subdivision less than ¼ mile from this one with 1 acre lots as being proposed and called for a vote. Chairman Thompson, Commissioners Banks, Shelnuttt and Adams voted in favor of the motion. Commissioners Bradford, Warren and Dixon opposed the motion. The motion passed 4-3.

At 6:57, the Chairman asked for a break to allow citizens to exit. The meeting reconvened at 7:05 p.m.

## PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission Recommendations..

Approval of Z23050019 - 19.28 acres from A2 to B3 for a business park - Applicant/Owner: John Mark Mazzawi - Property located at Jacks Creek Rd. & Hwy 78, Map/Parcel C1780033 - District 4

Chairman Thompson opened the public hearing on the matter. John Mark Mazzawi spoke in favor of the rezone stating they would like to build a business park with an entrance off Jacks Creek Road. Civil Engineer Kathleen Woodruff stated there would be no encroachment on the floodplain. Terry Nash and Gene Morgan spoke in opposition concerning water inundating their land and the water run-off from Hwy. 78. In rebuttal, Mr. Mazzawi stated he would commit to having the engineer design a bigger detention pond to help the situation. Chairman Thompson closed the public hearing on the matter.

**Motion:** Commissioner Bradford made a motion to approve as presented subject to a letter from GDOT stating that no entrance will be allowed from Hwy. 78 and that there be no exterior storage or commercial parking. Commissioner Shelnuttt seconded the motion and all voted in favor.

Approval of Z23060001 - 69.87 acres from R1 to R1OSC for a residential 64 lot subdivision-

Applicant: Carter Engineering Consultants, Inc./Owner: Natalie Caswell Smith - Properties located at 942 & 946 Navaho Trail, Maps/Parcels C1810002B00 & C1810002 - District 6

Chairman Thompson opened the public hearing on the matter. Brian Kimsey with Carter Engineering spoke in favor. Becky Brewer of Navaho Trail and Roger Greer of Good Hope spoke in opposition, citing their concerns of lot sizes, traffic safety and septic system failures. In rebuttal, Mr. Kimsey stated this would be 64 houses on 69 acres. House will be between 1800-2100 sq. ft. with price range around \$350,000 with common spaces and an HOA. Chairman Thompson closed the public hearing.

***Motion:** Commissioner Dixon made a motion to approve as stated. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

Approval of Rezone Z23060002 - 85.30 acres from A1 to R1OSC for a residential 72 lot subdivision - Applicant: Feeman Berrong Properties, LLC/Owner: JMJMS Properties, LLC - Property located on Pleasant Valley Rd., Map/Parcel C1810021 - District 6

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray spoke on behalf of the applicants, Gary Gettis of Freeman Berrong Properties, LLC. and JMJMS Properties, LLC. She reviewed the site plan and asked for approval with the following 7 conditions: 1) minimum sq. ft. on single story lots to be 2300, 2) minimum sq. ft. on two-story lots to be 2800, 3) roads will not be stubbed into adjoining properties, 4) roads will be curb and gutter, 5) facades to include cement siding with some combination of brick, stone, board and batten or shake accents, 6) front yards to be sodded, 7) mandatory HOA with HOA managing the open space. Herbie Malcom, Paul Straquadine, David Mullins, Shane Green, Dave Reese and Kent Brown spoke in opposition of the rezone. They spoke of concerns over the character of the area, septic tanks, water run-off and traffic. In rebuttal, Andrea Gray stated the development would be an enhancement to the community. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commission Dixon stated that compromise is tough in some situations. He made a motion to propose the zoning of A2OSC so it stays agriculture, with a maximum of 56 lots and density of 1.52 houses per acre which is 13 lots more than A1 but 16 lots less than the developer is asking for and with the 7 conditions presented. Commissioner Adams seconded the motion. After some discussion, Commissioners Warren, Banks, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion passed 4-1 with Chairman Thompson and Commissioner Shelnut abstaining.*

At 8:21 p.m., Commissioner Dixon requested a 5 minute break. The meeting reconvened at 8:27 p.m.

## **ACCEPTANCE OF BIDS/PROPOSALS**

Walton Co. Public Safety Complex - Award GMP

Megan Kocikowski with Comprehensive Program Services presented proposals on the Walton

County Public Safety Complex for a guaranteed maximum price which is within the revised budget.

**Motion:** Commissioner Shelnett made a motion to accept the GMP in the amount of \$129,575,681. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett and Adams voted in favor. Commissioners Bradford and Dixon abstained. The motion carried.

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of July 11, 2023 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25000 or Greater
3. Agreement Renewal – School Resource Officers – Walton Co. School District
4. Agreement – MCCI – Laserfiche - Finance
5. Ratification of Actions taken by WCWSA on August 1, 2023

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

## **RESOLUTIONS**

### Resolution - Adoption of 2023 Millage Rates for Walton County

**Motion:** Commissioner Warren made a motion to adopt the resolution keeping the same county-wide millage rate of 10.413 and increasing the special fire district millage to 01.835. Commissioner Banks seconded the motion. All voted in favor.

### Resolution - Adoption of Walton Co. Board of Education 2023 Millage Rate

**Motion:** Commissioner Banks made a motion to adopt the resolution rolling back the millage rate with a rate of 16.693 for maintenance and operations and a millage rate of 1.390 for debt service for the Walton County Board of Education. Commissioner Shelnett seconded the motion; voted and carried unanimously.

Facilities Director Hank Shirley presented the following Resolutions:

### Resolution - Project Length Budget - EMS Classroom & Election Storage

### Resolution - Project Length Budget - Additional Parking at Gov't Building

### Resolution - Project Length Budget - Public Defender Office Renovations

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon to adopt all of the resolutions for project length budgets and amending the FY24 budget accordingly. 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. In addition, Mr. Ward proposed that the county select a voting delegate for the upcoming ACCG Legislative Conference.

***Motion:** Chairman Thompson made a motion to appoint Commissioner Bradford as the voting delegate for the upcoming conference. Commissioner Dixon seconded the motion and all voted in favor.*

## **EXECUTIVE SESSION**

***Motion:** At 8:40 p.m., Commissioner Dixon made a motion, seconded by Commissioner Adams to enter into Executive Session to discuss litigation. All voted in favor.*

***Motion:** At 9:08 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnett to return to regular session. All voted in favor. There were no votes taken in Executive Session.*

## **ADJOURNMENT**

***Motion:** Commissioner Dixon made a motion, seconded by Commissioner Adams, to adjourn the meeting. The motion carried and the meeting was adjourned at 9:08 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