

October 3, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, October 3, 2023 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Planning Director Charna Parker, Public Works Director John Allman, 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

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

PROCLAMATIONS

Georgia Military Veterans' Hall of Fame, Inc. Day

Manufacturing Appreciation Week

Chairman Thompson proclaimed November 4, 2023 as Veterans' Hall of Fame Day and October 6 thru October 12, 2023 as Manufacturing Appreciation Week.

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

Denial of CU23080005 - 241.64 acres for an event venue & variance to regulation that venue be on an arterial or collector road - Applicant: Danielly Farm at Kent Rock LLC - Owner: Julian H Danielly/Julie Danielly Brideau, Trustee - Property located at 5555 Kent Rock Rd. - Map/Parcel C0290022B00 - District 3

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker presented letters of support from adjoining property owners Larry and Martha Forrester and Brad and Marcie Kennedy. Doug Sherill, Land Surveyor and Planner spoke on behalf of the applicant. Mr. Sherill stated that there was no plan to subdivide the property which is currently in a trust and that the applicants would abide by all requirements. There was no opposition present. Chairman Thompson closed the public hearing.

***Motion:** Commissioner Shelnett made a motion to approve the conditional use as presented.*

Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried.

Denial of Z23080001 - 61.44 acres from A1 to A for short term rental and Denial of CU23080004 for an event venue with variance to regulation that venue be allowed on an arterial or collector road - Applicant: Sekhar Thadiparthi - Owner: Bobby Butler II & Bob Butler Trustee/Triple BBB Family Trust - Property located at 1540 Lipscomb Rd. - Map/Parcel C1700047 & 47E00 - District 4

Chairman Thompson opened the public hearing on the matter. Christine Cavin spoke on behalf of the applicant stating they were requesting to withdraw the rezone and continue with the conditional use. The property would be a venue for special events only and would have a property manager and security cameras on site. Stacey Philippos, Janice Perry, Kelly Fanelli and Katie Busenitz spoke in opposition voicing their concerns of noise, traffic and not being on a major arterial road. In rebuttal, Christin Cavin and Sekhar Thadiparthi stated there was a misunderstanding concerning the use of the property. The events would be for meditation and family celebrations, mostly family rental. Chairman Thompson closed the public hearing.

Motion: *Commissioner Bradford made a motion to accept the withdrawal of the rezone and the Planning Commission recommendation to deny the conditional use for an event venue. Commissioner Shelnut seconded the motion. After further discussion of the vote, Commissioner Bradford asked if there was a requirement for a conditional use for families to have parties, weddings or events on their own property. Planning Director Charna Parker stated there was no requirement. Commissioner Bradford said the applicant is stating the venue would be for family. He then restated his motion to accept the withdrawl of the rezone and the Planning Commission recommendation to deny the conditional use due to it not being on an arterial road, a requirement that this Board put in place. Commissioner Shelnut seconded the motion. Commissioners Bradford, Shelnut, Banks and Adams voted in favor. Commissioner Dixon opposed the motion. The motion passed.*

Approval of Z23070021 - 7.91 acres from A1 to B2 with conditional use for outside storage for a landscaping business - Applicant: Advanced Landscape Services, Inc. - Owner: Shelby GT Properties LLC - Property located at 4930 Hwy. 20 - Map/Parcel C0060041 - District 2

Chairman Thompson opened the public hearing on the matter. Scott Sullivan spoke in favor on behalf of the applicant Rick Sullivan. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Banks stated he thought it would be an asset to the community and made a motion, seconded by Commissioner Shelnut to approve the rezone; voted and passed unanimously.*

Denial of Z23070022 - 18.25 acres from A2/R1 to B2 with conditional use for outside storage of boats & RV's - Applicant: Red Rock Design - Owner: Dennis McMillan - Property located at Pannell Rd. & Poplar St. - Parcel C1670009 - District 6

Planning Director Charna Parker presented a request from the applicant to withdraw the application.

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Adams to accept the withdrawal request. All voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of September 13, 2023 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25000 or Greater
3. Declaration of Surplus
4. Ratification - Resolution of Property Damage Claims Due to Road Projects - Creek Crossing and Old Zion Cemetery Road
5. Software Service Agreement - Assurance - Nitorco, Inc. - Tax Commissioner
6. Suburban Consulting Engineering - Contract Amendment - GIS (Water Dept.)

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

RESOLUTIONS

Project Length Budget for Pavement Sealant Project and FY24 Budget Amendment

Public Works Director John Allman presented the resolution. The project involves streets in Providence Club

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

ACCEPTANCE OF BIDS/PROPOSALS

Access Road - Clearing and Grubbing - WCPSC - Subject to land acquisition

Motion: *Commissioner Adams made a motion to accept the bid from AKA Tree Service in the amount of \$247,465.70 subject to the land acquisition. All voted in favor. Subsequently, Commissioner Dixon asked to change his vote. He stated he would like to abstain on the motion. Chairman Thompson, Commissioners Banks, Shelnutt, Bradford and Adams voted in favor. The motion carried.*

Sewer Relocation – WCPS

Motion: *Commissioner Adams made a motion to accept the bid from Mid-South Builders in the amount of \$398,469.00. Commissioner Shelnutt seconded the motion. Chairman Thompson, Commissioners Banks, Shelnutt and Adams voted in favor with Commissioners Bradford and Dixon abstaining. The motion carried.*

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board. In addition, he commended the employees for use of the Employee Health Clinic as it is being used in advance as to what was estimated. He also updated the Board on hiring concerns.

Support of Atlanta's Public Safety Training Center

Chairman Thompson stated that Governor Kemp was calling on all elected officials to support Atlanta's Public Safety Training Center. This training center will provide training for all Law Enforcement, Fire and EMS.

Motion: Chairman Thompson made a motion to support Atlanta's Public Safety Training Center. Commissioner Bradford seconded the motion and all voted in favor.

Chairman Thompson stated the old bank building was officially cleaned out and ready to move forward with advertising for sale. The minimum bid to be \$700,000.

Motion: Commissioner Shelnett made a motion to approve moving forward with the auction. Commissioner Banks seconded the motion. All voted in favor.

In addition, the Board discussed a future pay increase in order to compete with surrounding counties and the purchase of a bucket truck for the Facilities Department.

EXECUTIVE SESSION

Motion: At 7:08 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnett to enter into Executive Session to discuss real estate matters. All voted in favor.

Motion: At 7:29 p.m., Commissioner Adams made a motion, seconded by Commissioner Bradford to return to regular session. All voted in favor.

Motion: Chairman Thompson made a motion to condemn the Atlantic Coast Conservancy's Conservation Easement in the 55.49 acres parcel previously owned by East Village Reserve, LLC between Hwy. 78 and Baker Street for an access road from Hwy. 78 to the current and future Government Building Complex based upon an appraised value of \$800,000, which is \$14,417 per acre. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Banks, Shelnett, Bradford and Adams voted in favor with Commissioner Dixon abstaining. The motion carried.

Motion: Chairman Thompson made a motion to condemn the Atlantic Coast Conservancy's Conservation Easement in the remaining 116.806 acres previously 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 an appraised value of \$1,467,416.90, which is \$12,562.86 per acre. Commissioner Shelnut seconded the motion. Chairman Thompson, Commissioners Banks, Shelnut, Bradford and Adams voted in favor with Commissioner Dixon abstaining. The motion carried.

ADJOURNMENT

***Motion:** Chairman Thompson made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:34 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