



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, September 10, 2024 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. PRESENTATIONS

- 1.1. Certificate of Recognition - The Bridge of Georgia
- 1.2. Achievement Award - Walton Fire Rescue

2. MEETING OPENING

- 2.1. Pledge of Allegiance & Invocation
- 2.2. Call to Order
- 2.3. Roll Call - **Chrm. Thompson, Comms. Warren, Banks, Shelnett, Bradford, Adams and Dixon**

3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions

4. PROCLAMATIONS

- 4.1. National Recovery Month - **Proclaimed**

5. DISCUSSION

- 5.1. County Manager's Report/Update – **Appointed Gretchen Thurmond as Asst. Co. Clerk**

6. PLANNING COMMISSION RECOMMENDATIONS

- 6.1. Denial of LU24050020 and Z24050021 - Land Use Change from Rural Residential/Agriculture to Suburban and Rezone 39.82 acres from A1/R1 to R1OSC for a residential subdivision - Applicant: Adam Ewing/Owners: Jeffrey Bell and Joe Harrison - Property located on Hwy. 78/Locklin Rd./Map/Parcels C1780012X00 and 12Y00 - District 4 - **Tabled on 8/6/24 - Approved with Conditions**

1) Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions

2) Minimum sq. ft. ranch, 2200 and two-story 2400

3) Country Asphalt Road 60' right of way; 24' asphalt;

- 8' shoulder with ditches on each side of the asphalt road. There shall be no curb, gutter, or catch basins required. Water shall drain away from the homes and into the stormwater ditches. There shall be a 100' entrance right of way with a landscaped island in the center with a thirty inch concrete curb around the island*
- 4) Lots shall be graded for water to flow away from the homes to the stormwater ditches*
 - 5) Minimum lot size to be 1 acre with a maximum of 64 lots*
 - 6) Minimum Yard Size: Front 40', Rear 40', Side 15'*
 - 7) All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 and R-3 Zoning Categories*
 - 8) The minimum requirement is 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) The masonry stoops and steps on front and side of home, minimum width shall be 5'*
 - 11) Roofs shall have a pitch of 10/12 minimum main front to back, 9/12 minimum on ranch, 12/12 minimum on pitch on accent gables unless approved by ARC*
 - 12) All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited*
 - 13) Front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stone or shakes*
 - 14) All garage doors must be side facing except on lots that are less than 30' from the property line to the garage door*
 - 15) All yards shall be sodded*
 - 16) All shingles shall be architectural shingles*
 - 17) All homes shall obtain the approval of the ARC prior to beginning construction of the home. 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*
 - 18) Planted screening in buffers*
 - 19) Opens space to surround perimeter so HOA takes care of greenspace with Planning and Development to have final approval*
- 6.2.** Approval of Z24060009 - Rezone 60.19 acres from A1 to R1OSC for a residential subdivision - Applicant: Reliant Homes GA, LLC/Owner: MFT Land Investments LLC - Property located on 3254 Double Springs Rd./Map/Parcel C0730004 - District 1 - **Approved**
- 6.3.** Approval with conditions - Z24060023 - Rezone 34.26 acres from A2 to R1 for a residential subdivision - Applicant: Rosewood Development Co., LLC/Owner: AHC Bentley Bold, LLC - Property located at 3525 Bold Springs Rd./Map/Parcel C0720107 - District 5 – **Approved with conditions**

Recommended conditions: 1) Before permits are issued, an assessment by the county will be completed and signed off by the county that the site meets required site distance; 2) assessments be made on two out parcels in the blind curve before driveways are permitted.

Additional condition added for subdivision to have 20% greenspace and that the Planning Director along with the Public Works Director make the decision on driveways.

- 6.4. Approval with conditions - LU24070002 & Z24070003 - Land Use Change from Highway Corridor to Neighborhood Residential and Rezone 91.26 acres from A2 to R1OSC for a residential subdivision - Applicant: Carter Engineering Consultants Inc./Owner: Glenda Sells - Property located on Hwy. 138 & 1185 Hwy. 138/Map/Parcels C0950002 & 2C00 - District 5 - **Approved with conditions**

Recommended Conditions: 1) Minimum square footage for single family home with one floor to be 2,200 and two-story 2,500; 2) Side entry garage only; 3) 60 lots instead of 63 lots

Additional Conditions:

- 1) *A2OSC instead of R1OSC*
- 2) *Property limited to single-family detached dwellings, not to exceed 60 lots*
- 3) *Each lot shall have a minimum lot size of .60 acres*
- 4) *Minimum 2000 heated sq. ft for single-story, 2400 for two-story*
- 5) *Home constructed primarily of brick or stone on front façade. The balance to be the same or fiber-cement siding, shake or board and batten with a minimum 3 ft. water table on sides of homes*
- 6) *All shingles to be architectural shingles*
- 7) *Sodded yards*
- 8) *Entrance to be landscaped by developer and maintained by HOA. The entrance to include a decorative masonry entrance feature with the plans for the entrance reviewed and approved by the Planning Director*
- 9) *Setbacks for individual lots to be front 40 feet, side 10 feet, rear 40 feet and 50 feet for exterior lots*
- 10) *100 feet building setback adjacent to Hwy. 138*

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 August 6, 2024 Called Meeting Minutes
- 7.2. Approval of August 6, 2024 Regular Meeting Minutes
- 7.3. Contracts & Budgeted Purchases of \$25,000 or Greater
- 7.4. Declaration of Surplus
- 7.5. Contract - Family Connection Partnership - FY25 Renewal

7.6. Professional Services Agreement - Cavanaugh Macdonald Consulting, LLC - Actuarial Audit Services

8. **FINANCE**

8.1. McCarthy Barnsley - WCPSC - Change Order - **Approved**

8.2. Reeves Young - Walnut Grove Park - Change Order 1 & 2 - **Approved**

9. **RESOLUTIONS**

9.1. FY25 Budget Amendment and Project Length Budget - Between Pickle Ball Courts - **Approved**

9.2. FY25 Budget Amendment and Project Length Budget - SPLOST IV Deep Patching and Resurfacing Project - **Approved**

10. **HUMAN RESOURCES**

10.1. Proposed 2025 Holiday Schedule - **Approved**

11. **ACCEPTANCE OF BIDS/PROPOSALS**

11.1. Pre-Engineered Metal Building for Livestock Barn - **Approved Steelco Bldg. \$134,255.00**

11.2. Milling and Road Widening Project - Youth Monroe and Pleasant Valley - **Approved Blount Construction \$1,125,010.34**

12. **PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.* - **Megan Linebaugh spoke during Public Comment**

13. **ANNOUNCEMENTS**

13.1. Project Update - Youth Monroe @ Sardis Church Road and H. D. Atha

14. **EXECUTIVE SESSION**

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 at least 48 hours prior to the meeting and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete a form and return it to the County Clerk no later than 4:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form. The form is available on our website.

For more information, please contact Rhonda Hawk.