



# BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, November 05, 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. GRPA State Cross Country Team
- 1.2. Retirement Recognition - Dennis GamaDamis

### 2. MEETING OPENING

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

### 3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions

### 4. DISCUSSION

- 4.1. County Manager's Report/Update  
Equipment/Personnel - New Jail - **Approved**

### 5. PROCLAMATIONS

- 5.1. Poppy Day - November 11, 2024 - **Proclaimed**

### 6. PLANNING COMMISSION RECOMMENDATIONS - Amendments with changes as a result of the work session are in bold.

- 6.1. OA24060019-1 - Approval with changes: Amendment #1 Section 9-1-100, Street Classification and Right-of-Way Requirement - **Approved**

*Planning Commission Recommended Change - regarding emergency situations.*

- 6.2. **OA24060019-2 - Approval with changes: Amendment #2 Section 1-1-170, Relationship to Comprehensive Plan - Approved**

*Planning Commission Recommended Changes - Land Use Amendments will not be required if the zoning district does not match the land use map.*

***Work Session Recommended Changes - Leave requirement for land use amendments if the zoning district does not match the land use map.***

- 6.3. OA24060019-3 - Approval of Amendment #3 Section 4-2-120, Open Space Conservation Development Overlay District (OSC) - **Approved**

- 6.4. **OA24060019-4 - Approval with changes: Amendment #4 Section 4-2-120, Open Space Conservation Development Overlay District (OSC), General Design Standards - Approved**

*Planning Commission Recommended Changes: Amenities if 100 or more lot subdivision.*

***Work Session Recommended Changes - Amenities on 75 or more lot subdivision. Developers are encouraged to provide an open space strip of at least 20' along the perimeter of the development.***

- 6.5. **OA24060019-5 - Approval with changes: Amendment #5 Section 11-6-110, Definitions Litter Control - Approved**

*Planning Commission Recommended Changes: Add the words "or demolished".*

***Work Session Recommended Changes - Delete the words "sand and gravel" from the definition of litter.***

- 6.6. OA24060019-6 - Approval of Amendment #6 Section 2-1-100, Residential Care Facility - **Approved**

- 6.7. **OA24060019-7 - Forwarded this Amendment to the Board of Commissioners with no recommendations - Amendment #7 Section 2-1-100, Agricultural Resource Reclamation - Denied**

***Work Session Recommended Changes - Add Department of Agriculture as a compliance authority, and add "no soil amendments may be applied within 100 feet of a water source or an adjoining property line.***

- 6.8. OA24060019-8 - Approval of Amendment #8 Section 2-1-100, Definitions Automotive, Major Repair and Maintenance - **Approved**

- 6.9. **OA24060019-9 - Approval of Amendment #9 Section 6-1-610, Outdoor Storage of Commercial Vehicles (20) - Approved with Conditions**

***Work Session Recommended Changes - Change requirement for "paved" parking area to "all storage areas shall have and maintain 5 inches of #57 stone with 3 inches of crusher run, and provide a commercial driveway 50' in length." Added "No vehicles shall be***

*allowed to sit and run idle from 7 pm to 7 am, unless located in an industrial park and not within 1000 feet of a single-family residence.”*

*Conditions: Changed requirements for idling vehicles to add that this does not apply to refrigerant modules.*

**6.10.** OA24060019-10 - Approval of Amendment #10 Section 7-1-100, General Requirements Off-Street Automobile Parking - **Approved**

**6.11.** OA24060019-11 - **Approval with changes: Amendment #11 Section 6-1-110, Airstrip, Private (9) - Approved**

*Planning Commission Recommended Changes: Add helipad with helipad to be 5 acres or more and airstrips to be 50 acres or more.*

*Work Session Recommended Changes - Amend length of runway “fixed-wing aircraft shall be at least 1,200 feet long”. Remove “No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time. Amend required acreage to read: The airstrip facility shall be located on a minimum lot size of 20 acres and a helipad on a minimum 5 acres. Add “All existing landing strip and helipads currently in operation shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as Legal Non-Conforming uses. This registration for licensing must be submitted prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.*

**6.12.** OA24060019-12 - Approval of Amendment #12 Section 170, Zoning Classification of De-Annexed Property - **Approved**

**6.13.** OA24060019-13 - Approval with changes: Amendment #13 Section 6-1-\_\_\_\_\_, Golf Courses - **Approved**

*Planning Commission Recommended Changes: Approve with comments added by the Director and that a site plan be submitted with request*

**6.14.** OA24060019-14 - Approval of Amendment #14 Section 6-1-\_\_\_\_\_, Fences and Retaining Walls - **Approved**

**6.15.** OA24060019-15 - Approval of Amendment #15 Section 10-2-120, Public Water Systems - **Approved**

**6.16.** OA24060019-16 - Approval Amendment #16 Section 6-1-360, Flag Lot - **Approved**

**6.17.** OA24060019-17 - Approval of Amendment #17 Section 8-1-120, Developments of Regional Impact - **Approved**

**6.18.** OA24060019-18 - Approval of Amendment #18 Section 6-1-120, Amphitheater/Stadium/Concert Hall (18) - **Approved**

- 6.19.** OA24060019-19 - Approval of Amendment #19 Section 2-1-100, Definition of Abandoned "Junk" Vehicle and Section 7-2-150, Guidelines Regarding Abandoned or "Junk" Vehicles - **Approved**

*Planning Commission Recommended Changes: Add guidelines to enforce removal of junk vehicles in the right of way more than 7 days.*

- 6.20.** OA24060019-20 - Approval of Amendment #20 Section 4-2-110, 2400 Residential Overlay District - **Approved**

- 6.21.** OA24060019-21 - Approval of Amendment #21-Section 6-1-520, Manufactured Home (2) - **Approved**

- 6.22.** Approval with conditions - Z24080001 - Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company - Applicants/Owners: Michael & Stephanie Holbrook - Property located at 720 & 740 Cannon Farm Rd./Map/Parcels C0300204 & 203 - District 3 - **Approved with Conditions**

*Conditions: Fencing and landscaping as discussed by applicant.*

- 6.23.** Approval with conditions - CU24090002 - Conditional use on 29.51 acres for outdoor storage - Applicant/Owner: John McGaha - Property located on 1841 Hwy. 11 & John Deere Rd. - Map/Parcel C0880029 - District 6 - **Approved with Conditions**

*Conditions: Fence area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced and explore secondary entry point and no entry off John Deere Rd. Applicant must ensure compliance with GDOT. Commercial storage of vehicles must adhere to the guidelines of the new amendment to Section 6-1-610.*

## **7. PLANNING & DEVELOPMENT**

- 7.1.** Deannexation Request - City of Monroe - Hwy. 78 - **Approved**

## **8. ADMINISTRATIVE CONSENT AGENDA | All items listed below are voted on by the board in one motion unless otherwise specified by the Board - Approved**

- 8.1.** Approval of October 1, 2024 Meeting Minutes
- 8.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 8.3.** GDOT LMIG Application - FY2025
- 8.4.** Collection Services Agreement - Credit Bureau Associates - EMS
- 8.5.** Amendment to Build Agreement - Windstream - State Local Fiscal Recovery Fund (SLFRF)

## **9. FINANCE**

**9.1. Vacation Buy Back Request - Approved**

**9.2. Resolution - FY25 Budget Amendment - Approved**

**10. APPOINTMENTS**

**10.1. W. H. Stanton Memorial Library - Board of Trustees - Appointed Carrie Booher**

**10.2. Planning Commission - District 2 – Appointed Chris Alexander Lake**

**11. PUBLIC COMMENT | 3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.**

**12. ANNOUNCEMENTS**

**13. EXECUTIVE SESSION**

**14. 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 Public Comment 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 can be found on our website.

For more information, please contact Rhonda Hawk.