

March 4, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, March 4, 2025, at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Pete Myers, Timmy Shelnett, Lee Bradford and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, and County Attorney Chip Ferguson. Commissioner Adams was not present at the meeting. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

## **PRESENTATIONS**

A presentation was given by Tishia Feen of the Walton Youth Advocacy Board. County Manager John Ward recognized Maurice Hubbard of Keep Walton Beautiful and Doug Brown of Walton Fire Rescue, congratulating them on their retirement. Public Works Director John Allman recognized Tara Gutierrez and Tyler Pannel for their achievements with the Georgia Public Works Association.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:18 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

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

## **DISCUSSION**

### County Manager's Report/Update

County Manager John Ward gave an update on county matters to the Board and stated that all HB581 documents had been submitted and accepted by the State.

## **PLANNING COMMISSION**

Planning and Development Director Charna Parker presented the Planning Commission recommendations.

Z24-0059 - Rezone 9.00 acres from OI/R1 to B2 for office buildings with associated storage for commercial purposes, lease - Applicant/Owner: FIZCO Limited, Property located at 6285 Hwy. 20/Map/Parcel C0010018-District 2

*Planning Commission recommended approval as submitted.*

Chairman Thompson opened the public hearing on the matter. Andrea Gray spoke in favor on behalf of the applicant. She stated that this is to be an upscale retail/office space and that the plan abides by all requirements with substantial green space and planted buffers. It meets 100-year flood plain guidelines and storm water management. There would be no outside storage. Tony Smith suggested the county look into underground detention ponds. Jeremy Hartzog stated he was not particularly opposed to the development but would like to ask that flooding from the property to the back of his property be addressed. Andrea Gray stated that the design will address the condition of flooding. Chairman Thompson closed the public hearing on the matter.

***Motion:*** Commissioner Myers made a motion to approve with the condition that everything presented tonight would be included in the development. Commissioner Shelnut seconded the motion; voted and carried unanimously.

Z24-0065 - Rezone 9.05 acres to B3 for a tree service and auto repair shop - Applicant/Owner: Jose Alexander Lemus - Property located on Hwy. 78/Map/Parcel C0750160A00 - District 5

*Planning Commission recommended approval as submitted.*

Chairman Thompson opened the public hearing on the matter. Tiep Huynh with Alcovy Consulting Engineering spoke on behalf of the applicant Jose Lemus. Mr. Huynh stated this would be for a tree service and auto repair shop with the building being approximately 4500 sq. ft on 9.05 acres and that they have worked out the entrance with DOT. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:*** Commissioner Warren made a motion, seconded by Commissioner Shelnut to approve the rezone. All voted in favor.

Z25-0001 - Rezone 2.22 acres from R1 to A with a Conditional Use for short term rental (and variance to waive ADA requirements for short term rental) and conditional use for an event facility - Applicant: Ben Myers - Owner: Table Ventures LLC - Property located at 4850 Center Hill Church Rd./Map/Parcel C0290086 - District 3

*Planning Commission recommended approval of rezone and approval of conditional use for short term rental, waiving the ADA requirements for the short-term rental and approved withdrawal of the conditional use for event facility.*

Chairman Thompson opened the public hearing on the matter. Applicant Ben Myers and his wife Kylie stated this would be for a short-term rental and they were asking to waive ADA requirements so as not to alter the historic home. There was no one to speak in opposition. Chairman Thompson closed the public hearing on the matter.

***Motion:*** Commissioner Shelnut made a motion to approve the conditional use, waiving the ADA requirements and accepting the withdrawal for an event facility. Commissioner Dixon seconded the motion; voted and carried unanimously.

**ADMINISTRATIVE CONSENT AGENDA**

1. Approval of February 11, 2025 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. City of Loganville IGA - Library Construction Amendment (Amending the date for additional agreement concerning substantially all matters relating to the operations of the New Library.)
5. Approval of Burton Merchant Application - Onboarding TrueFiling - Probate Court

**Motion:** Commissioner Shelnett made a motion, seconded by Commissioner Dixon to approve the Administrative Consent Agenda. All voted in favor.

## **CONTRACTS**

### Change Proposals - Walnut Grove Park

#18 - CMU Control Joints on Buildings C & L, 25 - Additional Rock Removal, 27 - Roll Up Doors at Maintenance Bldg, #28 - Bldg. C & F Rigid Insulation Add, #29 - Sewer Lines Material Change, #30 - Softball Backstop Pole redesign (credit)

County Manager John Ward presented the Change Proposals for Walnut Grove Park. CP#18 + 4,435.38, CP#25 + 783,273.60, CP#27 + 4,694.04, CP#28 + 9371.21, CP#29 + 13,774.59, CP#30 credit (10,000.00). Commissioner Dixon voiced his concerns over the additional rock needing to be removed. After some discussion, County Manager John Ward stated that the additional rock would not be removed from the property but would be crushed and reused on site.

**Motion:** Commissioner Shelnett made a motion, seconded by Commissioner Myers to approve the change proposals. Chairman Thompson, Commissioners Warren, Myers, Shelnett and Dixon voted in favor with Commissioner Bradford abstaining. The motion carried 5-1.

## **ACCEPTANCE OF BIDS/PROPOSALS**

Facilities Director Hank Shirley presented the proposals for the roofing of six fire stations.

### Acceptance of Proposal - Fire Station Roofing (Six Fire Stations)

**Motion:** Chairman Thompson made a motion to accept the proposal from Tyber Group, LLC in the amount of \$260,000.00. Commissioner Warren seconded the motion; voted and carried unanimously.

## **PUBLIC COMMENT**

Alan Terry, Jonathan Ordway, Katy Ordway, Jeff Reagan, Buddy Granger and Randall Laseter voiced their concerns over the noise issue being created by the 4-H Shooting Range at Criswell Park.

## **EXECUTIVE SESSION**

**Motion:** At 7:33 p.m., Commissioner Shelnutt made a motion to enter into Executive Session to discuss the future acquisition of real estate as provided by O.C.G.A. §§ 50-15-2 (1). Commissioner Dixon seconded the motion and all voted in favor.

**Motion:** At 7:41 p.m., Commissioner Dixon made a motion, seconded by Commissioner Shelnutt, to return to regular session. All voted in favor. There were no votes taken during the Executive Session.

## **ADJOURNMENT**

**Motion:** Commissioner Dixon made a motion, seconded by Commissioner Warren, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:42 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