



## BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, November 04, 2025 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 – Retirement Recognition – Gene Hall, Helen Parker, Charna Parker**
2. **MEETING OPENING**
  - 2.1. Pledge of Allegiance & Invocation
  - 2.2. Call to Order
  - 2.3. Roll Call – Chrm. Thompson, Comms. Warren, Meyers, Shelnutt, Bradford, Adams and Dixon
3. **PROCLAMATIONS**
  - 3.1. Poppy Day - November 11, 2025
4. **ADOPTION OF AGENDA**
  - 4.1. Additions/Deletions
5. **DISCUSSION**
  - 5.1. County Manager's Report/Update
6. **PLANNING & DEVELOPMENT**
  - 6.1. Z25-0275 - Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings - Applicant/Owner: Blue Eagle Land Investments, LLC - property located at 5187 Highway 81 & Bay Creek Church Road - Map/Parcel C0390008 - District 1 - **Accepted withdrawal**  
*Planning Commission approved withdrawal*
  - 6.2. LU25-0310 and Z25-0309 - Rezone a 12.23 acre portion of Parcel C0850156 (47.42 acres) from A2 to B2 for commercial - property located at 2806 Highway 11 and Land Use change on remaining portion of C0850156 consisting of 35.19 acres from Highway Corridor to Suburban to be combined with an 83.08 acre portion of C0850149 to be rezoned from A2 and A1 to R1OSC for a total of 118.27 acres to be developed as an R1OSC Subdivision - property located on George Williams Road - Applicant: Baldpates General Contracting, LLC/Owner: Bison Estate, LLC - District 5 - **Approved with Planning Commission recommendations except changed to B1 instead of B2**

*Planning Commission recommended approval with the following conditions: 1) Commercial property to have professional landscaping, 2) no lighting other than downward lighting, 3) no request in the future for conditional use for outside storage, 4) commercial building to have brick front façade aesthetically pleasing, 5) agricultural disclosure on every sales contract.*

- 6.3.** Z25-0311 - Rezone 48.84 acres from A1 to B3 for a technical training facility - Applicant: Dycom Industries, Inc./Owners: Bobby Smith Chancey, Darin S Wasileski, John Mark Mazzawi, Jeffery Miles Mazzawi - property located at 1098 Highway 78 and Jim Daws Road - Map/Parcels C1640116 and C1640121 - District 6 - **Approved per Planning Commission recommendation adding a request that they do recruiting at schools.**

*Planning Commission recommended approval with conditional use for residential aspect for manager to live there 24-7 and housing for people that come to train there for overnight stay.*

- 6.4.** AZ25-0328 - Alteration to zoning conditions on 8.74 acres to remove conditions and request to allow parking of boats and RV's - Applicant: Danny Cagle - Owner: Jeff VanDeMark (Pinnacle Sports Academy) - property located at 120 Highway 78 - Map/Parcel C1890002 - District 4 - **Approved**
- 6.5.** AZ25-0338 - Alteration to Zoning Conditions on 11.56 acres to remove part of condition #3 and request to allow planting of the trees to be on the site side of the fence - Applicant: Danny Cagle/Owner: Ho Hum, LLC - property located on Lowry Road, 2720 Ho Hum Hollow Road and Highway 78 - Map/Parcel C0610156 - District 1 - **Accepted withdrawal**
- 6.6.** OA25-0356 - Amendment to Impact Fee Ordinance - **Approved (1<sup>st</sup> Reading)**

**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 October 7, 2025 Meeting Minutes
- 7.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 7.3.** Declaration of Surplus
- 7.4.** Reeves Young Change Proposal #41 - Walnut Grove Park - Excavation of Unsatisfactory Material and Replacement \$0 (for the record)
- 7.5.** GDOT TIME Taskforce Grant - \$17,715.00 - EMA
- 7.6.** Change Order #19 - McCarthy Barnsley - \$211,213.47
- 7.7.** MOA Financial Commitment - Dewey Hogan @ Beaverdam Creek - Former GDOT document stated Chickamauga Creek (for the record)

**8. FINANCE**

**8.1. Resolution - FY 26 Budget Amendments - Adopted**

**8.2. Resolution - Project Length Budget for Deep Patching and Resurfacing Project - Public Works - Adopted**

**8.3. Vacation Buy Back - Approved**

**8.4. Proposed Lease Financing Schedules - Ford Credit Municipal Finance - 32 units – WCSO - Approved**

**9. SHERIFF**

**9.1. Addendum to Agreement - School Resource Officers - Walton Co. School District - Approved**

**9.2. Agreement - Victory Baptist School – WCSO - Approved**

**9.3. Agreement - Motorola Cameras – WCPSC - Approved**

**10. CONTRACTS**

**10.1. Budget Amendment - Change Order - Alcovy Judicial Circuit - A-V Costs - Approved**

**10.2. Professional Services Agreement - Break the Cycle Counseling & Consulting, LLC - Life Skills Classes - Juvenile Court (subject to Co. Attorney review) - Approved**

**10.3. GDOT Request - Indication of Roundabout Support - SR 81 @ June Ivey Road/Bentley Road - Accepted**

**11. APPOINTMENTS**

**11.1. Walton County Hospital Authority - Appointed Dr. Jeremy Adams, Tonya Parr, Sandy Haupt**

**11.2. Board of Assessors - Reappointed Glenn Barton**

**11.3. Azalea Regional Library - Board of Trustees - Matt Remillard**

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

**13. ANNOUNCEMENTS**

**14. EXECUTIVE SESSION – No votes taken**

**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 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 may be found on our website at **[www.waltoncountyga.gov](http://www.waltoncountyga.gov)**.

For more information, please contact Rhonda Hawk.