

November 4, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, November 4, 2025 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Amarie Warren, Pete Myers, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, Assistant Planning Director Kristi Parr 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.

PRESENTATIONS

County Manager John Ward recognized Gene Hall, Helen Parker and Charna Parker on their retirement.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:03 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

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

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board.

PROCLAMATIONS

Chairman Thompson proclaimed November 11, 2025 as Poppy Day and asked that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy.

PLANNING & DEVELOPMENT

Assistant Planning Director Kristi Parr presented the Planning Commission recommendations.

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

Assistant Director Krist Parr stated that the applicant had requested withdrawal.

Motion: *Commissioner Warren made a motion to allow the applicant to withdraw the application. Commissioner Shelnutt seconded the motion; voted and carried unanimously.*

At 6:14 p.m., Chairman Thompson recused himself for the next item on the agenda and turned the meeting over to Vice Chairman Timmy Shelnutt. Chairman Thompson exited the meeting.

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

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.

County Attorney Chip Ferguson opened the public hearing on the matter. Attorney Andrea Gray spoke on behalf of the applicants. She stated that the development would be 99 homes on 118.27 acres with commercial properties fronting the development with entrance from Hwy. 11. The main entrance will be behind the commercial property fronting on George Williams Road. The R1OSC is consistent with the Land Use Plan and meets all requirements. The density is lower than required in the ordinance and the applicants will comply with the Planning Commission recommendations. June Gossling and Ginny Vanoostrum spoke in opposition. If approved, they would like to request the zoning be B-1 instead of B-2 and that the same entrance be used at Hwy. 11 for the subdivision and not have an additional entrance on George Williams Road. Josh Parker spoke, stating he was pro-development but would also like to see the entrance from Hwy. 11. In rebuttal, Andrea Gray stated that they had no intention of having a gas station and purposely separated the commercial development to have a more desirable entrance to the subdivision. This will allow for keeping the spaces separate so as to blend with the rural character. She further asked that they not be treated differently than any other developments. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve with the Planning Commission recommendations and with the exception that the B2 zoning be B-1, which is consistent with professional office buildings, no convenience stores, vape stores or tattoo parlors. Commissioner Myers seconded the motion. Commissioners Warren, Myers, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion with Vice Chairman Shelnutt abstaining. The motion passed.*

At 6:41 Chairman Thompson returned to the meeting.

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

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

County Attorney Chip Ferguson opened the public hearing on the matter. Andrea Gray spoke on behalf of Dycom Industries. Dycom is a publicly traded company and leader of providing specialty utility training across the United States. The area is consistent with adjoining properties. They are requesting approval with a conditional use to allow for a manager to live on site 24/7 and housing for trainees. Bernard Burns spoke in favor requesting they have training recruitment at the Walton Co. Schools. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion to approve per the Planning Commission recommendations, allowing the conditional use for the manager to live there and housing provided for trainees. He also asked that they do as much local recruitment as possible. Commissioner Bradford seconded the motion; voted and carried unanimously.*

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

Attorney Chip Ferguson opened the public hearing on the matter. Chris Cagle spoke in favor asking they be allowed to have parking for RV's and boats, removing the condition of "this use only." Russell Bennett spoke in opposition stating his concerns of possible big truck parking and safety. He further stated he did not have a problem with RV's and boat parking. There was no further opposition. Attorney Ferguson closed the public hearing.

Motion: *Commissioner Bradford made a motion to amend the conditional use to allow for boat and RV parking. Commissioner Adams seconded the motion and all voted in favor.*

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

Assistant Planning Director Kristi Parr stated that the applicant had withdrawn the application.

Motion: *Commissioner Warren made a motion to accept the withdrawal of the application. Commissioner Adams seconded the motion; voted and carried unanimously.*

OA25-0356 - Amendment to Impact Fee Ordinance

Kristi Parr stated that the purpose is to amend the verbiage, eliminating the need for a steering committee and increasing the impact fees.

Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak at the public hearing. Attorney Ferguson closed the public hearing.

Motion: Commissioner Adams made a motion to approve the amendment, seconded by Commissioner Shelnutt. All voted in favor.

ADMINISTRATIVE CONSENT AGENDA

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

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

FINANCE

Finance Director Jennifer Wall presented the financial matters.

Resolution - FY 26 Budget Amendments

Motion: Commissioner Shelnutt made a motion, seconded by Chairman Thompson, to approve the FY 26 Budget Amendments as presented. All voted in favor.

Resolution - Project Length Budget for Deep Patching and Resurfacing Project - Public Works

Motion: Chairman Thompson made a motion to approve the FY26 LMIG and SPLOST IV Resurfacing Project. Commissioner Adams seconded the motion; voted and carried unanimously.

Vacation Buy Back

Motion: Commissioner Shelnutt made a motion, seconded by Commissioner Myers to approve the vacation buy back for December. All voted in favor.

Proposed Lease Financing Schedules - Ford Credit Municipal Finance - 32 units – WCSO

County Manager John Ward explained that this will convert the budgeted funds for FY26 into a lease with Ford Credit and the vehicles will come from Loganville Ford.

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon, to approve the financing schedules. All voted in favor.

SHERIFF

Colonel Scott Whisnant presented requests from the Sheriff's Office.

Addendum to Agreement - School Resource Officers - Walton Co. School District

Motion: *Commissioner Myers made a motion to approve the addendum. Commissioner Shelnut seconded the motion and all voted in favor.*

Agreement - Victory Baptist School - WCSO

Motion: *Commissioner Adams made a motion seconded by Commissioner Bradford to approve the agreement for reserve deputies for Victory Baptist School. All voted in favor.*

Agreement - Motorola Cameras - WCPSC

Motion: *Commissioner Bradford made a motion to approve the agreement to outfit 32 vehicles and body cameras. Commissioner Dixon seconded the motion; voted and passed unanimously.*

CONTRACTS

Budget Amendment - Change Order - Alcovy Judicial Circuit - A-V Costs

Motion: *Commissioner Adams made a motion, seconded by Commissioner Bradford to approve the budget amendment and change order. All voted in favor.*

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

County Attorney Chip Ferguson stated that the review was complete and ready for execution.

Motion: *Chairman Thompson made a motion to approve the agreement with Break the Cycle Counseling & Consulting, LLC for Life Skill Classes for Juvenile Court. Commissioner Warren seconded the motion and all voted in favor.*

GDOT Request - Indication of Roundabout Support - SR 81 @ June Ivey Road/Bentley Road

Motion: *Commissioner Adams made a motion to approve the Indication of Support for the roundabout at SR 81 @ June Ivey Road/Bentley Road. Commissioner Bradford seconded the motion; voted and carried unanimously.*

APPOINTMENTS

Walton County Hospital Authority

Motion: Chairman Thompson made a motion to appoint Dr. Jeremy Adams, Tonya Parr and Sandy Haupt to the Walton County Hospital Authority. Commissioner Bradford seconded the motion and all voted in favor.

Board of Assessors

Motion: Commissioner Myers made a motion to reappoint Glenn Barton to the Board of Assessors. Commissioner Adams seconded the motion; voted and carried unanimously.

Azalea Regional Library - Board of Trustees

Motion: Commissioner Dixon made a motion to appoint Matt Remillard to fill a vacancy on the Azalea Regional Library Board with a term to expire June 30, 2032. Commissioner Adams seconded the motion. All voted in favor.

EXECUTIVE SESSION

Motion: At 7:25 p.m., Commissioner Shelnutt made a motion to enter into executive session to discuss land acquisition and economic development. Commissioner Adams seconded the motion and all voted in favor.

Motion: At 7:49 p.m., Commissioner Bradford made a motion to return to regular session. Commissioner Adams seconded the motion and all voted in favor. There were no votes taken in executive session.

ADJOURNMENT

Motion: Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:49 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