



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, December 02, 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

- 1.1. Retirement Recognition - Keith Sargent, Planning & Development - Donna Butler-Youngblood, Tax Assessors - **William Burt, Court Services** (Held for January) - Charles Miller, Animal Control

2. MEETING OPENING

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

3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions - **Item 8.1 tabled until January**

4. DISCUSSION

- 4.1. County Manager's Report/Update
- 4.2. MOU with The City of Monroe - Funding for North Loop - **County Attorney authorized to prepare documents**

5. OLD BUSINESS

- 5.1. OA25-0356 Amendment to Impact Fee Ordinance - 2nd Public Hearing - Final Adoption - **Adopted**

6. PLANNING & DEVELOPMENT

- 6.1. CU25-0321 - Conditional Use on 1.47 acres for a place of worship for Buddha study & meditation - Applicant/Owner: Paula Kim Nguyen - property located at 3550 Bay Creek Church Road & Bay Creek Drive - Map/Parcel N044A032 - District 1 - **Withdrawn**

Planning Commission recommended denial.

- 6.2. Z25-0327 - Rezone 2.28 acres from A1 to R1 to create a buildable lot - Applicant/Owner: Kim Crowe - property located at 3707 Tom Brewer Road - Map/Parcel C0470010 - District 2 - **Approved**

Planning Commission recommended approval as submitted.

- 6.3. Z25-0332 - Rezone 1.00 acre from A2 to B3 to conform with future land use - Applicant/Owner: Bill Shea - property located at 782 Highway 11 - Map/Parcel C1350044 - District 5 - **Approved**

Planning Commission recommended approval as submitted.

- 6.4. Z25-0333 - Rezone and Conditional Use on 2.06 acres from A2 to B2 for parking of commercial vehicles and conditional use for outside storage - Applicant/Owner: Jose Alvarez Salazar - property located at 1125 Highway 81 & Guthrie Cemetery Road - Map/Parcel C0520075 - District 3 – **Approved w/conditions: Use only for his construction, no other vehicles, 8 ft. wooden decorative fence, all vehicles must be operable, must follow through with removal of mobile home**

Planning Commission recommended denial.

- 6.5. Z25-0334 - Rezone 13.13 acres from B2/A2 to B3 for commercial vehicle parking facility and Variance to permit use of the existing driveway as the access of Highway 78 - Applicant/Owner: E L K Holdings, LLC - property located at 3149 Highway 78 and Old Broadnax Mill Road - Map/Parcels C0440007A00 and C0460034D00 - District 1

Planning Commission recommended approval with the following conditions: 1) Approval of this application shall include approval of a variance to permit the use of the existing driveway as the access to Highway 78; 2) A security fence, 8 feet in height, shall be required around the entire perimeter of the project site. Fencing along the frontages of Old Broadnax Mill Road and Highway 78 shall provide an opaque screening, constructed of R-panel steel material colored grey or brown. The remainder of the fencing, along interior property lines, can match the exterior fencing or at the applicant's choosing, may be constructed of black vinyl-coated chain-link material, 8-feet in height. A digital automated access gate, as noted in the applicant's letter of intent shall be required and operational at all times; 3) Property frontage along Highway 78 shall be landscaped with evergreen trees such as Thuja 'Green Giant', Nelia R. Stevens Holly, Little Gem' Magnolia, or Cryptomeria Japonica. Trees shall be planted in a double staggered row, spaced appropriately for the species used. A minimum of 3 different species shall be used; 4) Overnight stay on property shall be strictly prohibited; 5) All parking spaces shall be clearly marked as shown on the amended site plan. Parking surfaces shall be maintained free of weeds or vegetation. Property shall be kept free of all trash and debris; 6) On-site washing and repair of vehicles shall be prohibited; 7) Junked, wrecked, salvaged, or inoperable vehicles shall not be stored on-site. Storage of vehicle parts or any other material shall be prohibited; 8) All lighting shall be directed inward to the site and shall be downward directional and full cut-off shielded. Any additional Walton County lighting requirements shall be met; 9) Berm installed adjacent to eastern property line of 2580 Highway 78. Opaque fencing and landscaping to continue from

Highway 78 along this property line as well. - **Approved with additional condition of no refrigerated trucks**

6.6. OA25-0335 - Amendments to the Walton County Land Development Ordinance as per Amendment sheet dated 10/1/2025 (Special Fee Districts for Maintenance and Repair of Stormwater Retention/Detention Facilities) - **Adopted**

6.7. Annexation - City of Social Circle - Parcel C1710019 Hawkins Academy Road, Parcel C1710020 Roy Malcom Road – **No objection to annexation**

7. RESOLUTIONS

7.1. Resolution to Amend Budget to Comply with H.B. 85 - Ken Wynne, Chief Judge - Alcovy Judicial Circuit - **Adopted**

8. SHERIFF

8.1. Current Sheriff's Office/Jail Employees - **Tabled until January**

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

9.1. Approval of November 4, 2025 Meeting Minutes

9.2. Contracts & Budgeted Purchases of \$25,000 or Greater

9.3. Declaration of Surplus

9.4. Donation of 2008 Ford F-350 to Walton County Board of Education

9.5. Ratification of Actions taken by WCWSA on November 13, 2025

9.6. Acceptance of Right of Way and Slope Easement - Parcel C1200057A00 - Dry Pond Road

9.7. Agreement - Southeast Corrections Probation Services - Probate Court

9.8. Agreement - Southeast Corrections Probation Services - Magistrate Court

9.9. Proposed 2026 Meeting Calendar

9.10. Board of Elections - 2026 Qualifying Fees

10. CONTRACTS

10.1. Agreement with LumenServe - E911 Towers - **Approved subject to Co. Attorney review**

10.2. Holland and Knight - Engagement Letter with County and City of Monroe - State Appropriations for Joint Transportation Project - **Approved subject to Co. Attorney review**

11. ACCEPTANCE OF BIDS/PROPOSALS

11.1. Acceptance of Bid - Dry Pond Road Culvert Replacement - **Awarded to Wilson Construction Management in the amount of \$811,348.00**

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 - Not Held****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**.

For more information, please contact Rhonda Hawk.