



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, September 01, 2026 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

2. MEETING OPENING

2.1. Pledge of Allegiance & Invocation

2.2. Call to Order - **6:00 p.m.**

2.3. Roll Call - **Vice Chrm. Shelnett, Comms. Warren, Myers, Bradford, Adams and Dixon**

3. ADOPTION OF AGENDA

3.1. Additions/Deletions - Adopted

4. OLD BUSINESS

4.1. Repurposing Administration Portion of Old Jail for Department Expansions (Tabled 6/2, 7/7, 8/4) - **Tabled until November 10, 2026 meeting**

5. RESOLUTIONS

5.1. Resolution - Approving the Execution and Delivery of an Intergovernmental Contract with the Walton County Water and Sewerage Authority - **Adopted**

6. DISCUSSION

6.1. County Manager's Report/Update

6.2. Request by Department of Driver Services to Transfer Property for Motorcycle Repair Shop - **Approved**

7. PLANNING & DEVELOPMENT

7.1. Z26-0159 - Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals - Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1 - **Withdrawn**

Planning Commission recommended approval with the following condition: 1) No more than four sheep, four goats and twelve chickens ever.

- 7.2. LU26-0188 & Z26-0187 - Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision - Applicant/Owner: Mark Sanchez - property located on Locklin Road - Map/Parcel C1780012Z00 - District 4 - **Tabled until October 6, 2026 meeting**

Planning Commission recommended denial.

- 7.3. Z26-0189 - Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and Outdoor Storage and Variances on setbacks, buffers and eliminate the 10 ft. landscape strip along Highway 11 - Applicant/Owner: Reyes Autos & Trucks, LLC - property located at 2412 Highway 11 - Map/Parcels C0850109, C0850109B00 & C0850111 - District 5 - **Approved w/conditions - plus hours to be 7 days per week, 24 hrs. for wrecker service and Monday - Saturday 7 a.m. - 7 p.m. for used vehicle sales and other proposed uses**

Planning Commission recommended approval with the following conditions: 1) South side of the property: along the south side, from the point where the retention pond no longer intersects the adjoining property and continuing past the warehouses to the area already identified as screened salvage storage, the entire boundary must be screened in the same manner as the rear salvage storage. This screening must include a minimum 6-foot opaque fence along the entire south boundary; 2) North side of the property: in the area identified as tire repair, a 6-foot opaque fence must be installed from the section identified as salvage storage screening to the adjoining property line at Highway 11. The fence must also extend behind the tire repair building; 3) Front of the property - car dealership: for the portion of the property identified as a car dealership, including the area where the parking spaces are shown near the street, the landscape strip requirement may be removed. This exception applies only to the area identified as the car dealership; 4) Other areas facing Highway 11: any other portion of the property fronting Highway 11, including the areas identified for auto repair and tire repair, must maintain the required landscape strip as established by the applicable code.

- 7.4. Z26-0192 - Rezone 103.56 acres from A2 to R1OSC to create a 57 lot residential subdivision - Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP - property located on Nicholsville Road - Map/Parcel C0850158 - District 5 - **Approved w/conditions maintaining the 1.49 acre density**

Planning Commission recommended approval with the following conditions: 1) For the disturbed entry between single family homes and the commercial properties on the corner, this would need to have fencing, shrubs, and trees as well as the buffer between Nicholsville Road to this development.

- 7.5. Z26-0195 - Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children - Applicant/Owner: Sunil G. Rampersad - property located at 2940 Fannie Thompson Road - Map/Parcel C0850028B00 - District 5 - **Approved**

Planning Commission recommended approval as submitted.

- 7.6.** LU26-0179 and Z26-0177 - Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision - Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC - property located on Cedar Ridge Road - Map/Parcel C0910004 - District 5 - **Approved w/conditions**

Planning Commission recommended approval with the following conditions: 1) For the disturbed area for the entry that anything that has or is currently tree-lined along the right of way will be left except for what needs to be disturbed for the entry; 2) That disturbed entry will be fenced have shrubs and trees planted and trees for future screening of that neighborhood from the public right of way.

8. FINANCE

- 8.1.** Resolution - Project Length Budget for Resurfacing Project and FY27 Budget Amendment - **Adopted**

9. SHERIFF'S OFFICE

- 9.1.** Agreement with Fulton County Sheriff's Office for Temporary Housing of Inmates - **Approved**
- 9.2.** Request - Reallocate CID Temp Position, Reclassification/Position Changes and Budget Amendment - **Approved**

10. HUMAN RESOURCES

- 10.1.** Transfer Request - Solid Waste Employee to Roadways and Walkways - **Approved**

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

- 11.1.** Approval of August 4, 2026 Meeting Minutes
- 11.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 11.3.** Declaration of Surplus
- 11.4.** Ratification of Actions taken by WCWSA on September 1, 2026
- 11.5.** Acceptance of Right of Way - Carruth Farms (60')
- 11.6.** Contract Renewals for Debris Removal and Monitoring - Southern Disaster Recovery, LLC and Thompson Consulting - EMA
- 11.7.** Change Proposal #43 - Reeves + Young - The Grove Park - (\$24,750.57)
- 11.8.** Quitclaim Deeds - ROW @ Lake Shore Estates

11.9. Agreement Renewal - Walton Co. School District - School Resource Officers**12. CONTRACTS**

12.1. Intergovernmental Contract - City of Monroe - Development Services/Annexation - Dycom Industries, Inc. - **Approved**

12.2. Georgia Power Easements - 550 Fairplay Drive, Parcel SC160007 and Fairplay Drive, Parcel SC130041, 573 Fairplay Drive, Parcel SC130040 - **Approved**

13. PUBLIC COMMENT | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.* - **No Public Comment**

14. ANNOUNCEMENTS - **Approved motion to have informal discussion with Planning & Development over certain ordinances and bring back to the Board in November.**

15. EXECUTIVE SESSION - **Approved transfer of property located at 111 E. Spring Street and 203 Milledge Avenue to the Walton Co. Development Authority for marketing.**

16. ADJOURNMENT - 7:34 p.m.

If you are an individual with a disability and require special assistance at this meeting, please contact our office at [770-267-1301](tel: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.