

January 10, 2017

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, January 10, 2017 at 6:00 p.m. at the Historic Walton County Courthouse, 111 South Broad Street, Monroe, Georgia. Those present included Chairman Kevin Little, Commissioners Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Leta Talbird, County Attorney Chris Atkinson, Finance Director Linda Hanna and Planning Director Mike Martin. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date.

## **MEETING OPENING**

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

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Adams made a motion to adopt the agenda as presented. Commissioner Dixon seconded the motion. The motion carried unanimously.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Approval of ZCU16110002 - Rezone 3.4 acres from A2 to B2 Conditional to allow for mini warehouses and outside storage - Applicant/Owner: Mark Watson - Property located on Georgia Highway 81 - Map/Parcel C016028 - District 1

Chairman Little opened the public hearing on the matter. Attorney Andrea Gray, representing the applicant, came before the Board in support of the rezone. Trisha Garmon spoke in opposition to the rezone. She asked for the case to be tabled until the District 1 Commission seat is filled. She stated that 25 years ago people moved into Watson Mill Subdivision and they contribute through taxes and commerce. She stated that there are six mini warehouses within a two mile area. Gary Werneke also spoke in opposition. He stated that there have been eighteen accidents on the road in the last year. He also recommended the matter be tabled. In rebuttal, Ms. Gray asked the Board to make a decision based on the facts and to approve the rezone with the conditions the applicant proposes. Chairman Little closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to table the rezone for one month and that maybe at that time someone will be appointed to represent District 1. Commissioner Adams seconded the motion. Commissioners Bradford and Adams voted in favor of the motion. Commissioners Banks, Shelnett, Dixon and Chairman Little opposed the motion. The motion failed 2-4.*

***Motion:** Commissioner Banks made a motion to approve the rezone for the storage facility and that outside storage be allowed for recreational vehicles and water craft only with the restrictions on the property to include that the fence will be up along Highway 81, that an opaque fence will be down the perimeter of the property so it will be screened so the people in the subdivision won't have to look*

at it every day. He further moved that the applicant must comply with all of Article 6 of the Walton County Land Development Ordinance – Outside Storage Guidelines and that the entrance will only be on Highway 81. There will be no entrance into Watson Mill Subdivision. He further moved that all vehicles stored must be in workable condition. Commissioner Dixon seconded the motion. Commissioners Banks, Shelnut, Dixon and Chairman Little voted in favor of the motion. Commissioner Bradford opposed the motion with Commissioner Adams abstaining. The motion carried 4-1 with 1 abstention.

Approval of ZCU16100006 - Rezone from A1 to A with conditional use for a Solar Farm - Applicants: Walton Solar, LLC - Owners - Bush, Evelyn L. Rakestraw - Property located at intersection of Gratis Road, Ike Stone Road and W. Cap Jackson Road - Map/Parcel C1210079 - District 6

Chairman Little opened the public hearing on the matter. Dan Bennett, representing the applicant, came before the Board in support of the rezone. Marie Rich and Pam Pollock spoke in opposition. Chairman Little closed the public hearing on the matter.

**Motion:** Commissioner Dixon made a motion to approve the rezone with the following conditions: In addition to the 8 ft. required fence with no barbed wire, add an additional buffer of 7 gallon Leyland Cypress trees 8 ft. on center along all of the exposed sides of the solar farm area and landscape plans must be approved by the Code Office in advance. The applicant will use no noise creating inverters as part of the project but will instead use only cooling fans to harvest power on the site. On the western side of the site, the solar panels will end at the overhead powerline easement. No solar panels will be installed at the triangle where Mt. Creek Church Road and Cap Jackson Road come together as Mr. Bennett has proposed. Commissioner Adams seconded the motion; voted and carried unanimously.

Approval of Land Use Amendment LU16100010 and Rezone Z16100011 – Change land use from Suburban to Highway Corridor and rezone 2.00 acres from B2 to B3 for commercial use – Applicant - James E Gross - Property located on Georgia Highway 81 - Property Owner: James E Gross and W Allen Jordan - Map/Parcel C0540103A– District 3

Chairman Little opened the public hearing on the matter. James Gross came before the Board in support of the land use amendment and rezone. There was no one present in opposition. Chairman Little closed the public hearing on the matter.

**Motion:** Commissioner Shelnut made a motion to approve the land use amendment and rezone as presented. Commissioner Bradford seconded the motion. All voted in favor.

Approval of Land Use Amendment LU16110003 and Rezone Z16110004 - Change land use from Neighborhood Residential to Employment Center and rezone 12.5 acres from A2 to B3 to allow for business park - Applicant - Mason Holdings/Uprise Development - Property located on Tuck Road - Property Owner: Mason Holdings/Uprise Development and Benny Stephenson (O H Brooks Trustee) - Map/Parcel C0040009 and C0040010F00 - District 2

Chairman Little opened the public hearing on the matter. Mark Streiffert came before the Board in support of the request. David Bailey spoke in opposition. Mr. Bailey stated that the condition of the road is poor and he would like to have a property buffer and improvements to the street and intersection. He stated he is opposed to creating a worse situation. Chairman Little closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to approve the land use amendment and rezone with the condition that raised curbing will be installed at Tuck Road to discourage left turns onto Tuck Road and make them go out to the right. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of December 6, 2016 Meeting Minutes
2. Contracts & Budgeted Purchases of \$5,000.00 or greater
3. FY 2018 Budget Calendar
4. Fiscal Agent Designation – Georgia Family Connection Partnership
5. Approval of Uncollectable Property Lists – Tax Commissioner

**Motion:** *Commissioner Shelnett made a motion to approve the Administrative Consent Agenda as presented. Commissioner Dixon seconded the motion. The motion carried unanimously.*

## **FINANCE**

### Presentation of FY 2016 Audit

Adam Fralig of Mauldin and Jenkins Certified Public Accountants presented the FY 2016 audit.

**Motion:** *Commissioner Adams made a motion to accept the FY 2016 Audit. Commissioner Dixon seconded the motion; voted and carried unanimously.*

## **HUMAN RESOURCES**

### Reclassification of Accounting Technician position – Finance Department

**Motion:** *Commissioner Dixon made a motion to approve the reclassification addition as presented. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

## **RESOLUTIONS**

### Setting time, dates & location of the regular monthly meetings of the Board of Commissioners for 2017

**Motion:** *Commissioner Adams made a motion to adopt the resolution. Commissioner Bradford seconded the motion. All voted in favor.*

Reaffirming the \$1.50 911 charge on telephone subscribers for 2017

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

FY 2017 Budget Amendments

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

**APPOINTMENTS**

County Clerk

**Motion:** Commissioner Shelnett made a motion to appoint Leta Talbird as County Clerk for 2017. Commissioner Adams seconded the motion. The motion carried unanimously.

Assistant County Clerk

**Motion:** Commissioner Dixon made a motion to appoint Rhonda Hawk as Assistant County Clerk for 2017. Commissioner Shelnett seconded the motion. The motion carried unanimously.

County Attorney

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford, to appoint the law firm of Atkinson Ferguson LLC as County Attorneys for 2017. All voted in favor.

Vice Chairman

**Motion:** Commissioner Adams made a motion to appoint Kirklyn Dixon as Vice Chairman for 2017. Commissioner Shelnett seconded the motion; voted and carried unanimously.

Walton County Water & Sewerage Authority

**Motion:** Commissioner Dixon made a motion, seconded by Commissioner Shelnett, to reappoint Ryan Smith, Judy McDaniel, Wendell Geiger, Brad Johnson, Tommy Richardson, Shirlene Huff and Lester Middlebrooks to the Walton County Water & Sewerage Authority. All voted in favor.

Walton County Planning Commission

**Motion:** Commissioner Bradford made a motion to reappoint Kim Crowe, Tommy Stringer, Peter Myers, John Pringle, Brad Bettis, Tim Hinton & Timothy Kemp to the Walton County Planning Commission. Commissioner Shelnett seconded the motion; voted and carried unanimously.

Walton County Board of Appeals

**Motion:** *Commissioner Shelnutt made a motion, seconded by Commissioner Banks, to reappoint Penny Keener, Tom Server, Marlellen Barnes, Henry Kines, Thomas Jones & Harold Moon, Jr. to the Walton County Board of Appeals. All voted in favor.*

Development Authority of Walton County

**Motion:** *Commissioner Shelnutt made a motion, seconded by Commissioner Adams, to reappoint Neal Jackson and Teri Braswell to the Development Authority of Walton County. All voted in favor.*

**ADJOURNMENT**

**Motion:** *Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:10 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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KEVIN W. LITTLE, CHAIRMAN

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LETA P. TALBIRD, CLERK