



# BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, March 03, 2026 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

## AGENDA

1. **PRESENTATIONS**
2. **MEETING OPENING**
  - 2.1. Pledge of Allegiance & Invocation
  - 2.2. Call to Order
  - 2.3. Roll Call
3. **ADOPTION OF AGENDA**
  - 3.1. Additions/Deletions
4. **DISCUSSION**
  - 4.1. County Manager's Report/Update
  - 4.2. Walton County Old Jail Facility Renovations
  - 4.3. Annex III Building (Old USDA) and Old Original Jail Building
5. **TAX ASSESSORS**
  - 5.1. Evaluation of Existing Homesteads - Proposal from TrueRoll
6. **PLANNING & DEVELOPMENT**
  - 6.1. Z25-0392 - Rezone 3.00 acres from A1 to R1 to create a buildable lot with a shared driveway - Applicant: Daniel Haywood/Owner: Walker Haywood - property located at 3111 North Sharon Church Road - Map/Parcel C0280001C00 - District 2  
  
*Planning Commission recommended approval as submitted.*
  - 6.2. Z25-0394 - Rezone 1.22 acres from A1 to B2 for used motor vehicle sales - Applicant/Owner: Ramo Manjic - property located at 4743 Highway 81 & Lee Byrd Road - Map/Parcel C0160011 - District 1  
  
*Planning Commission recommended denial.*

- 6.3.** Z25-0397 - Rezone 7.83 acres from R1 to A1 to have personal outside animals - Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter - property located at 2310 Ho Hum Hollow Road - Map/Parcel C0620012A00 - District 3

*Planning Commission recommended approval as submitted.*

- 6.4.** CU26-0001 - Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road - Applicant: Manchilo Guadie/Owner: Guadalupe Minhane - property located at 3601 Youth Monroe Road & Joanne Drive - Map/Parcel C0510167A00 - District 1

*Planning Commission recommended approval with the following conditions: 1) Direct access from the subject property to Joanne Drive shall be prohibited; 2) A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision, more specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately; 3) Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application; 4) Approval shall be limited to a place of worship. Senior housing, assisted living facilities and educational facilities, or similar uses, shall be prohibited; 5) All lighting shall meet Walton County lighting standards and be inward facing, downward directional.*

- 6.5.** Z26-0002 - Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space - Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney - property located on Good Hope Road - Map/Parcel C1660104 - District 6

*Planning Commission recommended approval as submitted.*

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

- 7.1.** Approval of February 10, 2026 Meeting Minutes
- 7.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 7.3.** Declaration of Surplus
- 7.4.** McCarthy-Barnsley - O.C.O. #20 (for the record)
- 7.5.** Contract Agreement - Southern Disaster Recovery - Debris Management
- 7.6.** Memorandum of Second Amendment to License Agreement - Pinnacle Towers, LLC (for the record)

**8. RESOLUTIONS**

**8.1.** Authorizing Increase in Synovus Credit Card Limit

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

**10. ANNOUNCEMENTS****11. EXECUTIVE SESSION****12. ADJOURNMENT**

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](http://www.waltoncountyga.gov).

For more information, please contact Rhonda Hawk.