



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, August 04, 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

- 1.1. Retirement Recognition - Herbert Huff, Jr., Walton Fire Rescue - Donna Bohn, Walton Co. Tax Comm. - Samir Ballouk, Walton EMS
- 1.2. Recognition of Accomplishments - Walton Co. 4-H S.A.F.E Shooting Sports Teams 2026
- 1.3. American Red Cross Recognition of Walton Fire Rescue - Sound the Alarm Event

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. OLD BUSINESS

- 4.1. Repurposing Administration Portion of Old Jail for Department Expansions (Tabled on 6/2 & 7/7)

5. DISCUSSION

- 5.1. County Manager's Report/Update

6. RESOLUTIONS

- [6.1.](#) Adoption of 2026 Millage Rates for Walton County
- [6.2.](#) Adoption of 2026 Millage Rate for Walton County Board of Education
- [6.3.](#) FY27 Budget Amendments - Sheriff's Office, E911 and Youth Investigations
- [6.4.](#) FY27 Budget Amendment and Project Length Budget - SPLOST V - Barrington Manor Resurfacing Project

7. PLANNING & DEVELOPMENT

- [7.1.](#) Z26-0158 - Rezone 3.90 acres from R1 to A1 to have personal outside animals - Applicant: Carlos R Barahona/Owners: Anita Panjwani, Arash Punjwani & Cinthia D. Santos Diaz - property located at 2487 Johnson Road - Map/Parcel C0100016 - District 2

Planning Commission recommended denial.

- [7.2.](#) Z26-0139 - Rezone 3.11 acres from R1 to A1 to have personal outside animals - Applicant: Dinko Cepic/Owners: Dinko & Maryssa Cepic - property located at 3460 Stock Road - Map/Parcel C0720061 - District 5

Planning Commission recommended approval as submitted.

- [7.3.](#) Z26-0156 - Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings - Applicant/Owner: 81 Investment Company, LLC - property located at 5187 Highway 81 & Bay Creek Church Road - Map/Parcel C0390008 - District 1

Planning Commission recommended approval with the following conditions: 1) 10' landscape buffer shall be planted with appropriate evergreen buffer trees per Walton County Tree Ordinance; 2) Frontage of convenience store shall be enhanced with deciduous trees and shrubs; 3) Architectural treatments shall be in keeping with applicant's submitted renderings; 4) Transportation upgrades as recommended by traffic study shall be installed with GDOT and Walton County Transportation coordination; 5) Outdoor storage shall be prohibited in the storage area.

8. CONTRACTS

- [8.1.](#) Agreement - Loganville Christian Academy - Sheriff's Office

- [8.2.](#) Agreement Amendment - MedTrust, LLC - Inmate Per Day Rate Increase

- [8.3.](#) Agreement Amendment - Summit Food Services - Pathways Inmate Educational Training Program

- [8.4.](#) Contract Change Order - Wilson Construction Management, LLC - Dry Pond Road Culvert Replacement - \$73,002.08

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

- [9.1.](#) Approval of July 7, 2026 Meeting Minutes

- [9.2.](#) Contracts & Budgeted Purchases of \$25,000 or Greater

- [9.3.](#) Declaration of Surplus

[9.4.](#) Ratification of Actions take by WCWSA on July 9, 2026

[9.5.](#) Acceptance of Right of Way - Alcovy Overlook Subdivision (50')

[9.6.](#) Agreement Renewal - Victory Baptist School

10. APPOINTMENTS

[10.1.](#) Walton Industrial Building Authority and Reactivation

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

12. ANNOUNCEMENTS

13. EXECUTIVE SESSION

14. 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.

RESOLUTION _____

A RESOLUTION ADOPTING THE 2026 AD VALOREM TAX MILLAGE RATES FOR WALTON COUNTY

WHEREAS, the budgets of Walton County for the County General Fund and other funds were adopted on June 2, 2026 and amended as deemed necessary;

WHEREAS, it is necessary to levy taxes for the goods and services used by Walton County and for its debts and other legal purposes; and

WHEREAS, the Walton County Board of Commissioners has complied with the publication requirements set forth in O.C.G.A. § 48-5-32 and the advertising and public meeting requirements set forth in O.C.G.A. § 48-5-32.1;

NOW THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the following ad valorem tax millage rates are hereby adopted for 2026:

- (1) A county-wide millage rate of 12.278 for all unincorporated and incorporated areas of Walton County, those incorporated areas being the Cities of Monroe, Loganville, Social Circle, Jersey, Walnut Grove, Good Hope, and Between, said millage rate having been reduced by a millage rate of 2.738 to account for local option sales tax proceeds in accordance with O.C.G.A. § 48-8-91; and
- (2) A special fire district millage rate of 02.365 for all unincorporated areas of Walton County and the incorporated areas of the Cities of Jersey, Walnut Grove, Good Hope, and Between (collectively, the "Special Fire District"), wherein Walton County provides fire protection services.

BE IT FURTHER RESOLVED by the Walton County Board of Commissioners that, in accordance with O.C.G.A. § 33-8-8.3, all proceeds of insurance premium taxes shall be used to help pay the cost of providing fire protection services in the unincorporated areas of Walton County.

ADOPTED THIS 4th DAY OF August, 2026:

David G. Thompson, Chairman

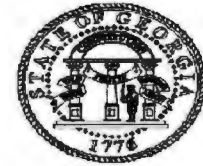
ATTEST:

Rhonda Hawk, County Clerk

COUNTY MILLAGE RATE CERTIFICATION FOR TAX YEAR 2026

Please provide a copy of this form to your county's Clerk of Superior Court.

<http://www.dor.ga.gov>



COUNTY: **Walton**

Submit original signed copy with digest submission

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10
District Number Must be Shown	District Name (Inc, Uninc, School, Special Districts, Etc.)	Mark X if District Falls In Unincorporated Area	Mark X if District Falls In Incorporated Area	Enter Gross Millage Rate Before Rollbacks	Sales Tax Rollback O.C.G.A § 48-8-91	Insurance Premium Rollback O.C.G.A § 33-8-8.3		Net M&O Millage Rate Column 4 less Columns 5, 6 & 7	Enter Bond Millage Rate	Total Millage Rate Column 8 plus Column 9
	Incorporated							0.000	0.000	0.000
1	Monroe Inc.		X	15.016	2.738			12.278	0.000	12.278
2	Social Circle Inc.		X	15.016	2.738			12.278	0.000	12.278
3	Loganville Inc.		X	15.016	2.738			12.278	0.000	12.278
5	County Incorporated, Jersey		X	15.016	2.738			12.278	0.000	12.278
7	County Incorporated, Walnut Grove		X	15.016	2.738			12.278	0.000	12.278
8	County Incorporated, Good Hope		X	15.016	2.738			12.278	0.000	12.278
9	County Incorporated, Between		X	15.016	2.738			12.278	0.000	12.278
	Unincorporated									
4	County Unincorporated	X		15.016	2.738			12.278	0.000	12.278
	School									
12	County Wide Schools	X	X	15.367	0.000			15.367	0.000	15.367
	List Special Service Districts:									
4	County Unincorporated Fire Tax Levy	X		2.365				2.365	0.000	2.365
5	County Unincorporated Jersey:Fire Tax Levy		X	2.365				2.365	0.000	2.365
7	County Unincorporated Walnut Grove:Fire Tax Levy		X	2.365				2.365	0.000	2.365
8	County Unincorporated Good Hope:Fire Tax Levy		X	2.365				2.365	0.000	2.365
9	County Unincorporated Between:Fire Tax Levy		X	2.365				2.365	0.000	2.365
								0.000	0.000	0.000
								0.000	0.000	0.000
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	CID/BID:									
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								0.000		0.000

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2026

Date

Chairman, Board of County Commissioners

RESOLUTION _____

A RESOLUTION ADOPTING THE 2026 AD VALOREM TAX MILLAGE RATES FOR WALTON COUNTY SCHOOLS

WHEREAS, it is necessary to levy taxes for educational purposes, including the maintenance and operation of the county school system and the debt service of the county school bonds;

WHEREAS, the Walton County Board of Education has recommended the imposition of the following millage rates for educational purposes for 2026:

- (1) A millage rate of 15.367 for the maintenance and operation of the county school system; and
- (2) A millage rate of 0.00 for the debt service of the county school system;

WHEREAS, the Walton County Board of Education complied with the publication requirements set forth in O.C.G.A. § 48-5-32 and the advertising and public meeting requirements set forth in O.C.G.A. § 48-5-32.1 prior to making it recommendation.

WHEREAS, the Walton County Board of Commissioners, as the levying authority, has determined to adopt and impose the millage rates recommended by the Walton County Board of Education for educational purposes; and

WHEREAS, the Walton County Board of Commissioners has complied with the publication requirements set forth in O.C.G.A. § 48-5-32 and the advertising and public meeting requirements set forth in O.C.G.A. § 48-5-32.1;

NOW THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners, that the following millage rates recommended by the Walton County Board of Education for educational purposes are hereby adopted for 2026:

- (1) A millage rate of 15.367 for the maintenance and operation of the county school system; and
- (2) A millage rate of 0.00 for the debt service of the county school system.

ADOPTED THIS 4th DAY OF AUGUST, 2026:

David G. Thompson, Chairman

ATTEST:

Rhonda Hawk, County Clerk

RESOLUTION

WHEREAS, the budgets of Walton County for Fiscal Year 2027 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 2, 2026, and

WHEREAS, to maintain compliance with the state of Georgia budget requirements per O.C.G.A. sections 36-81, it is necessary to amend said budgets, now

THEREFORE, BE IT RESOLVED BY THE Board of Commissioners of Walton County, amends the Fiscal Year 2027 budget to make changes to the Fiscal Year 2027 budget as presented in the attached summary schedule.

Adopted this 4th day of August, 2026

Chairman, David G. Thompson

Attest:

County Clerk Rhonda R. Hawk

AMENDMENT SUMMARY
August 2026 Agenda

1. **Multiple Budget Units Sheriffs Dept & E911 Fund:** Budget transfer to move funds from Law Admin, Uniform Patrol, Court Services, and E911 personnel accounts in the amount of \$ 481,627.83 to Law Admin, Uniform Patrol, and Youth Inv. personnel accounts in the amount \$ 477,509.21. Approval of position changes, reclassifications and grade changes that was approved during July 7th board meeting. This transfer would have an increase in fund balance.
2. **Youth Investigations:** Budget transfer to move funds from regular and personnel accounts in the amount of \$ 86,382.64 to temporary and personnel accounts in the amount \$ 86,382.64. The request relates to Deputy Sheriff position being unfunded to fund 2 Temporary Deputy Sheriff positions. This transfer would have no effect on fund balance.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO APPROVE THE PROJECT LENGTH BUDGET FOR THE BARRINGTON MANOR SUBDIVISION RESURFACING PROJECTS, AND TO AMEND THE FISCAL YEAR 2027 BUDGET

WHEREAS, on May 24, 2024, the Walton County, Georgia SPLOST 2025 (“SPLOST V”) was approved by voter referendum; and

WHEREAS, Installment payments to the Walton Industrial Building Authority for the acquisition of the Public Safety Complex, transportation projects, parks and recreation projects, building projects, water system improvements, and vehicle and major equipment acquisition are designated SPLOST V projects; and

WHEREAS, the Walton County Board of Commissioners adopted an annual balanced budget for Fiscal Year 2027 on June 2, 2026; and

WHEREAS, pursuant to O.C.G.A. § 36-81-3(d), a local government may amend its budget so as to adapt to changing governmental needs during the budget period; and

WHEREAS, the Walton County Board of Commissioners deems it necessary to amend the budget for Fiscal Year 2027.

THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the project-length budgets for Barrington Manor Subdivision Resurfacing Projects which is attached hereto as a schedule and incorporated herein by reference, are adopted; and

THEREFORE, BE IT FURTHER RESOLVED by the Walton County Board of Commissioners that the budget for Fiscal Year 2027 be amended to incorporate fiscal year 2027 for the Barrington Manor Subdivision Resurfacing Projects.

SO RESOLVED THIS 4th DAY OF August, 2026:

**BOARD OF COMMISSIONERS OF
WALTON COUNTY, GEORGIA**

By: _____
David G. Thompson, Chairman

Attest: _____
Rhonda R. Hawk, County Clerk

[COUNTY SEAL]

WALTON COUNTY PUBLIC WORKS BARRINGTON MANOR SUBDIVISION RESURFACING PROJECT BUDGET

DATE: 7/23/2026

PROJECT: SPLOST V - BARRINGTON MANOR SUBDIVISION RESURFACING

Project submitted for SPLOST V funds includes deep patching, resurfacing, building shoulders, seed & straw, and traffic signs and/or striping for the following subdivision roads: Barrington Manor Drive, Brighton Place, and Bruxton Court.

Description	Unit Measure	Totals
Barrington Manor Subdivision	0.60 miles	\$102,000

Total Resurfacing Cost: \$102,000

Modifications

Total Modification Cost: _____

Renovations

Total Renovations Costs: _____

Site Development/Improvements Costs

Description	Unit Meas.	Unit Cost	Totals
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Total Site Dev. Costs: _____

Project Contingency

Total Project Contingency Costs: _____

TOTAL PROJECT BUDGET **\$102,000**



Planning and Development Department Case Information

Case Number: Z26-0158

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Carlos Barahona
2487 Johnson Road
Loganville, Georgia 30052

Owners:

Anita Panjwani, Arash Punjwani &
Cinthia D Santos Diaz
4035 Embassy Way
Lilburn, Georgia 30047

Current Zoning: The current zoning is R1.

Request: Rezone 3.90 acres from R1 to A1 to have personal outside animals for children (They will not be selling animals – chickens are for eggs to be used for the family). This property is not part of a subdivision.

Address: 2487 Johnson Road, Loganville, Georgia 30052

Map Number/Site Area: C0100016 – 3.90 acres

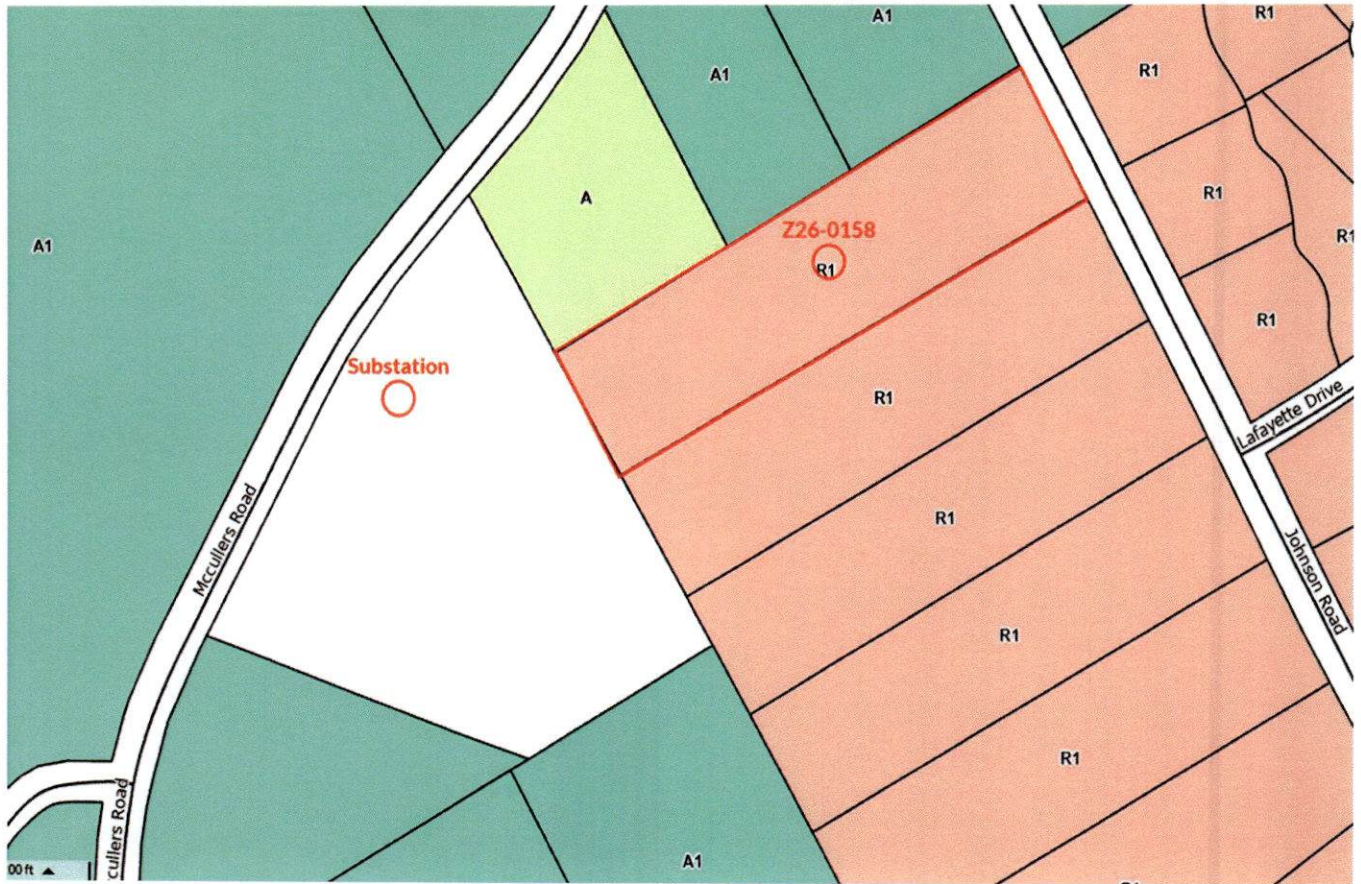
Character Area: Suburban

District 2 Commissioner- Pete Myers Planning Commission – Chris Alexander

Existing Site Conditions: The property has a house.



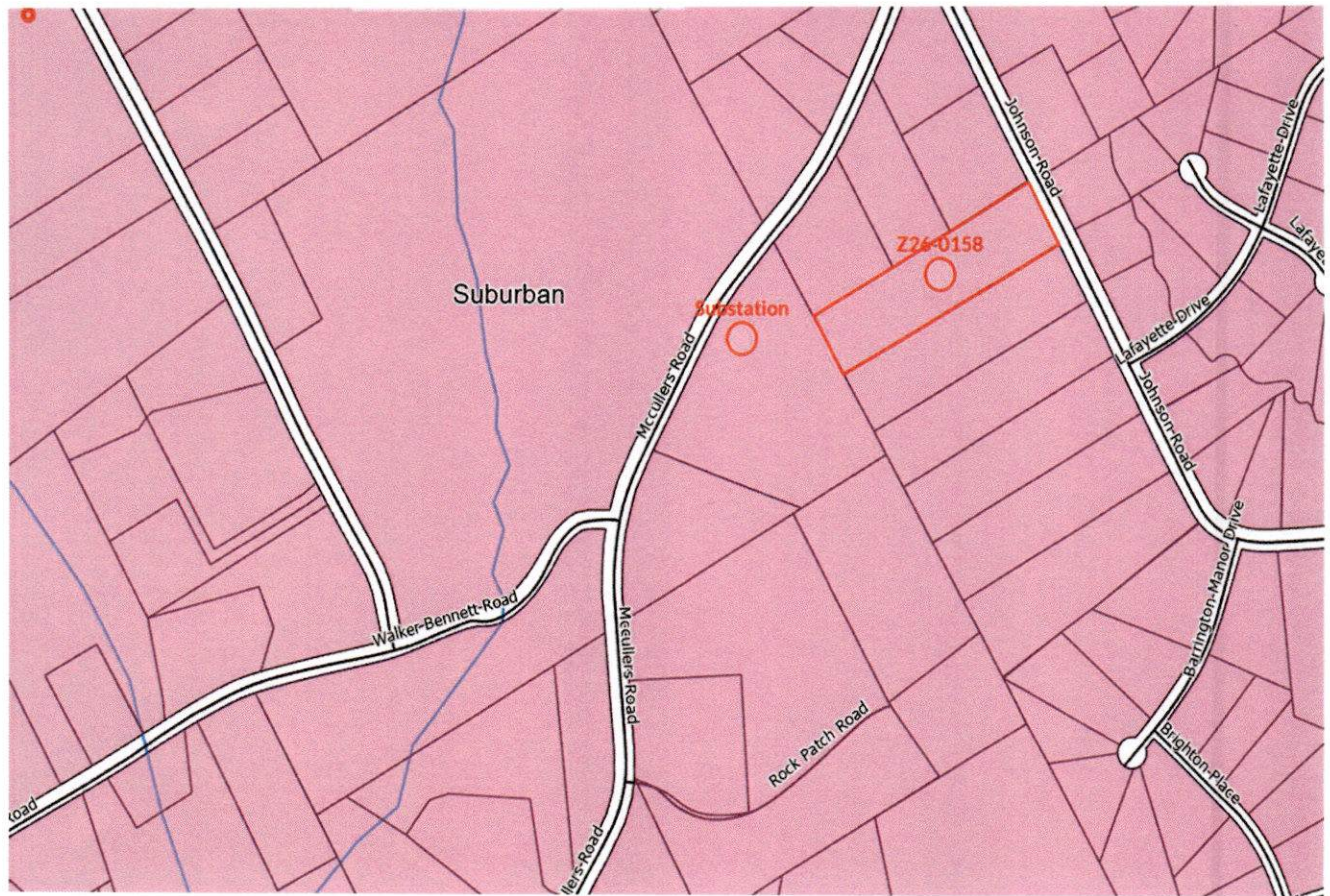
The surrounding properties are zoned A, A1, R1 and Substation.



The property is in the Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History:

Z25-0283	Carlos Barahona Anita & Arash Panjwani, Cinthia Santos Diaz	Rezone from R1 to A to have animals and possibly sell them	C0100016 2487 Johnson Road	Denied
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Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Johnson Road (static pressure: 60 psi, Estimated fire flow: 2,000 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: No comment.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0158 – Rezone 3.90 acres from R1 to A1 to have personal outside animals – Applicant: Carlos R Barahona/Owners: Anita Panjwani, Arash Punjwani & Cinthia D Santos Diaz – property located at 2487 Johnson Road – Map/Parcel C0100016 - District 2

Josh Ferguson made a motion to move this case to end of the meeting due to the interpreter running late. This was seconded by Michelle Trammel. All voted unanimously to move the case to the end of the meeting.

Presentation: Carlos Barahona and his Interpreter, Samiris Ortiz, presented the case. Mr. Barahona stated that he wanted to change his property from R1 to A1 to have chickens for his children. He said that last year he could not get a rezone on his property because his chickens were for sale but now, he is not selling anything, they are just for personal use. He stated that his chickens are always in their chicken coop and are in good health. They do have nonfighting roosters, but they are just for looks. He stated he would also like the opportunity to have some ponies for the sake of his children.

Chris Alexander reassured that Mr. Barahona was asking for chickens and ponies and

Mr. Barahona stated that it was correct.

Chris Alexander asked how many chickens and ponies he wanted and Mr. Barahona stated that he wants a female and male pony.

Chris Alexander asked how many are on his property currently.

Mr. Barahona said that they are currently not on his property, they are on his neighbor's property. He moved the chickens after the last meeting. There are about 15-16 chickens that his neighbor has given him permission to keep on their property because their property will allow the chickens.

Chris Alexander asked if the 15-16 quantity includes the roosters and Mr. Barahona stated that it was correct and that he only has 3 roosters.

Chris Alexander asked where he would store the chickens on his property and Mr. Barahona stated that he would either have them in the corner or in the center of his property.

Chris Alexander asked if there would be free range or be in a chicken coop and Mr. Barahona stated that they would be in a chicken coop with only 1 to 3 hours a day free range.

Michelle Trammel asked if the property was fenced and Mr. Barahona stated that he has 2 acres currently fenced but if given this opportunity then he will add more fencing.

He went on to say that the property beside him is A1. He is R1 and has about 4 acres and he is not in a subdivision.

Chris Alexander asked again if Mr. Barahona was going to sell the chickens and Mr. Barahona stated no that they are for his family and children.

Speaking: Lawrence Bowman, who lives at 2497 Johnson Road, is against this request. He stated that there are way more than 15 chickens on Mr. Barahona's property. He stated that there are bags of chicken feed all around the property which blow over into his yard. Mr. Bowman stated that code enforcement has been out numerous times. The chicken coop has never been moved. This area is not a farming community.

Ryan Nesbit, who lives at 2498 Johnson Road, is against this request. He stated that this has been an ongoing problem. Code enforcement just keeps giving him an extension of when to get the chickens off the property. He stated that Mr. Barahona has never gotten the chickens off the property. He said that they have loud concerts over there all the time with cops coming out for noise complaints. He stated that his mother was dying and he was mad that she had to listen to that.

Ralph Nesbit, who also lives at 2497 Johnson Road stated that this is going to ruin the value of their house if they have a zoo across the street.

Josh Ferguson asked Mr. Barahona if he had a response to anything that was said.

Rebuttal: Mr. Barahona said that his only response was that he asks them to leave him in peace. He stated that there was no concert but that he had a birthday party for his daughter. He said that his neighbors on the right of his property just don't like him. Mr. Barahona stated that he had 2 dogs and had to give them up for adoption because of his neighbors. He said his neighbors have always had a problem with him and won't leave him alone, they throw trash at his property and destroy his fence. He said all he is doing is asking to have animals not for selling but for his family. If he cannot have animals he will have to sale his property due to not needing that much land with no animals.

Robert Post advised that roosters are prohibited. Mr. Post was advised the Mr. Barahona is not in a platted subdivision.

Recommendation: Chris Alexander made a motion to deny it and was seconded by Robert Post. The Motion carried unanimously.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # 226-0158
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 07-09-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 08-04-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0100016

Applicant Name/Address/Phone #

Cankes R Barckona

2437 Johnson Rd

Loganville Ga 30052

Property Owner Name/Address/Phone

Anita Panjwani - Arash Panjwani

Cynthia D. Santos Diaz - 4035 Embassier Way

Lilburn, GA. 30047

(If more than one owner, attach Exhibit "A")

Location: 2437 Johnson Rd
Loganville Ga. 30052 Requested Zoning A1 Acreage 3.9

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is Personal at animal ^{not} for not sale only Pets animal

Property is serviced by the following:

Public Water: ☒ Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Cynthia Santos Date 5/28/2024 Fee Paid \$ 400.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1 Surrounding Zoning: North A1A1 South R1
 East R1 West Substation

Comprehensive Land Use: Suburban **DRI Required?** Y ☐ N ☒

Commission District: 2-Pete Myers Watershed: Big Haynes TMP ☒

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes ☒ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner _____ Agent _____

AUTHORIZATION BY PROPERTY OWNER

I SWEAR THAT I AM THE PROPERTY OWNER OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THE ATTACHED PETITION FOR VARIANCE/APPEAL APPLICATION, AS IS SHOWN IN THE RECORDS OF WALTON COUNTY, GEORGIA.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Carlos Barakerna

Address: 2487 Johnson Rd Loganville Ga 30052

Location of Property:

2487 Johnson Rd Loganville Ga 30052

Map/Parcel Number: C0100016

Property Owner Signature

Print Name: Cynthia Foster

Address: 2487 Johnson Rd
Loganville Ga 30052
678978 2834

Property Owner Signature

Print Name: _____

Address: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Tracie S. Malcom
Notary Public



5/28/2026
Date

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Rght side R1 Lft side A1

2. The extent to which property values are diminished by the particular zoning restrictions;

N/A

NO

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

Property will increase
in value

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Not change. Will be a gain to
the public

5. The suitability of the subject property for the zoned purposes; and

Very suitable - adjacent
property is A1

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

not vacant

My name is Carlos Barahona and I live at 2487 Johnson Road, Loganville, Georgia 30052 with my fiancé and my children.

The property is 3.90 acres and is zoned R1 but is not a part of a subdivision.

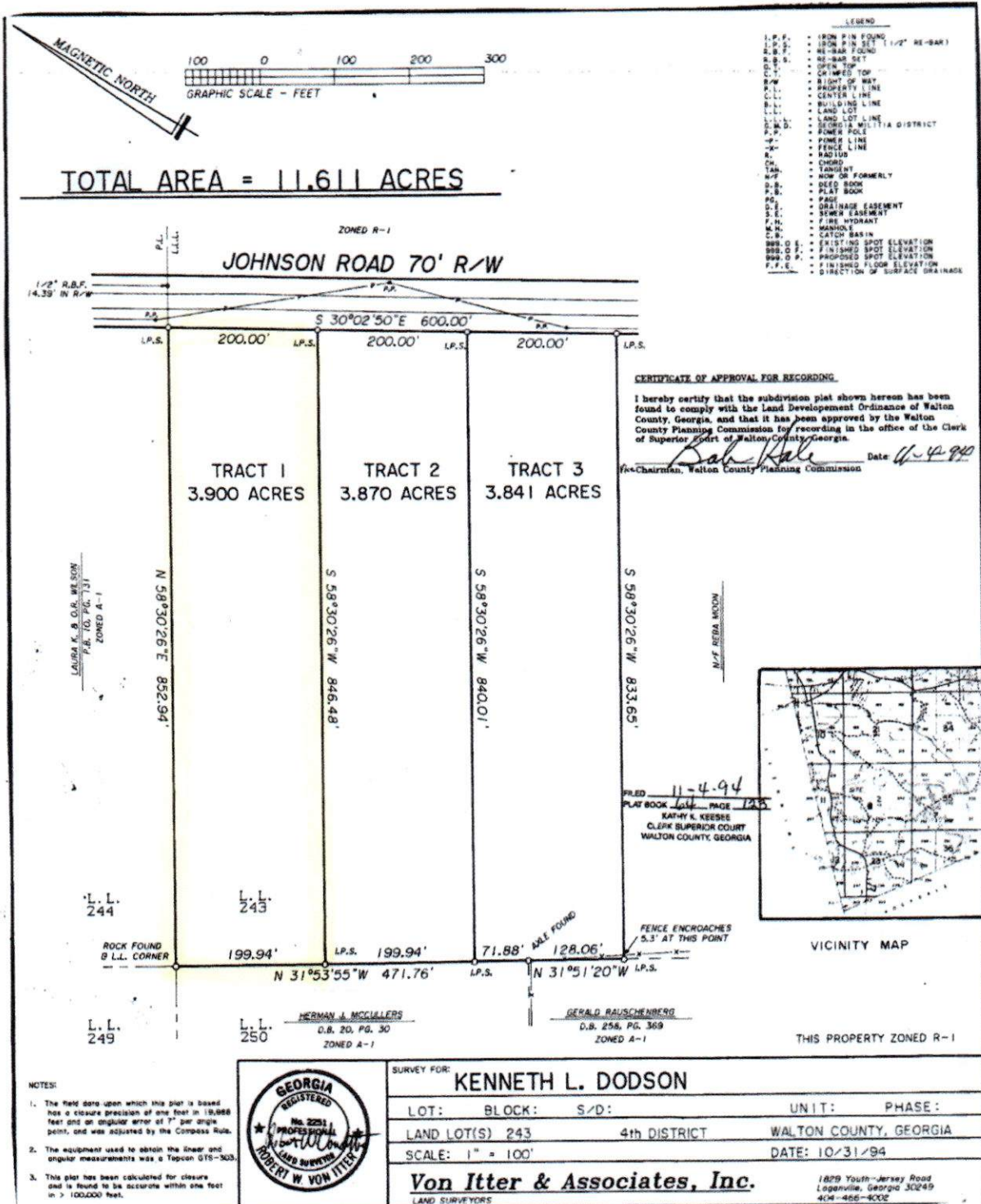
The properties to the right of my property are zoned A and A1. The property to the left of the property is zoned R1. The property to the back of my property is a substation on almost 8 acres.

I am requesting to have personal outside animals and chickens. These animals are for personal use and for my children. I will not be selling animals from my property.

I will follow all rules Walton County has on chickens and animals.

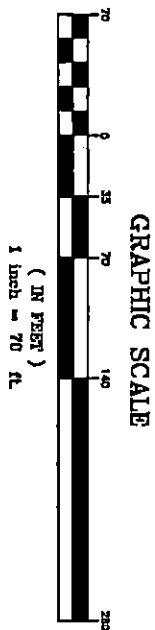
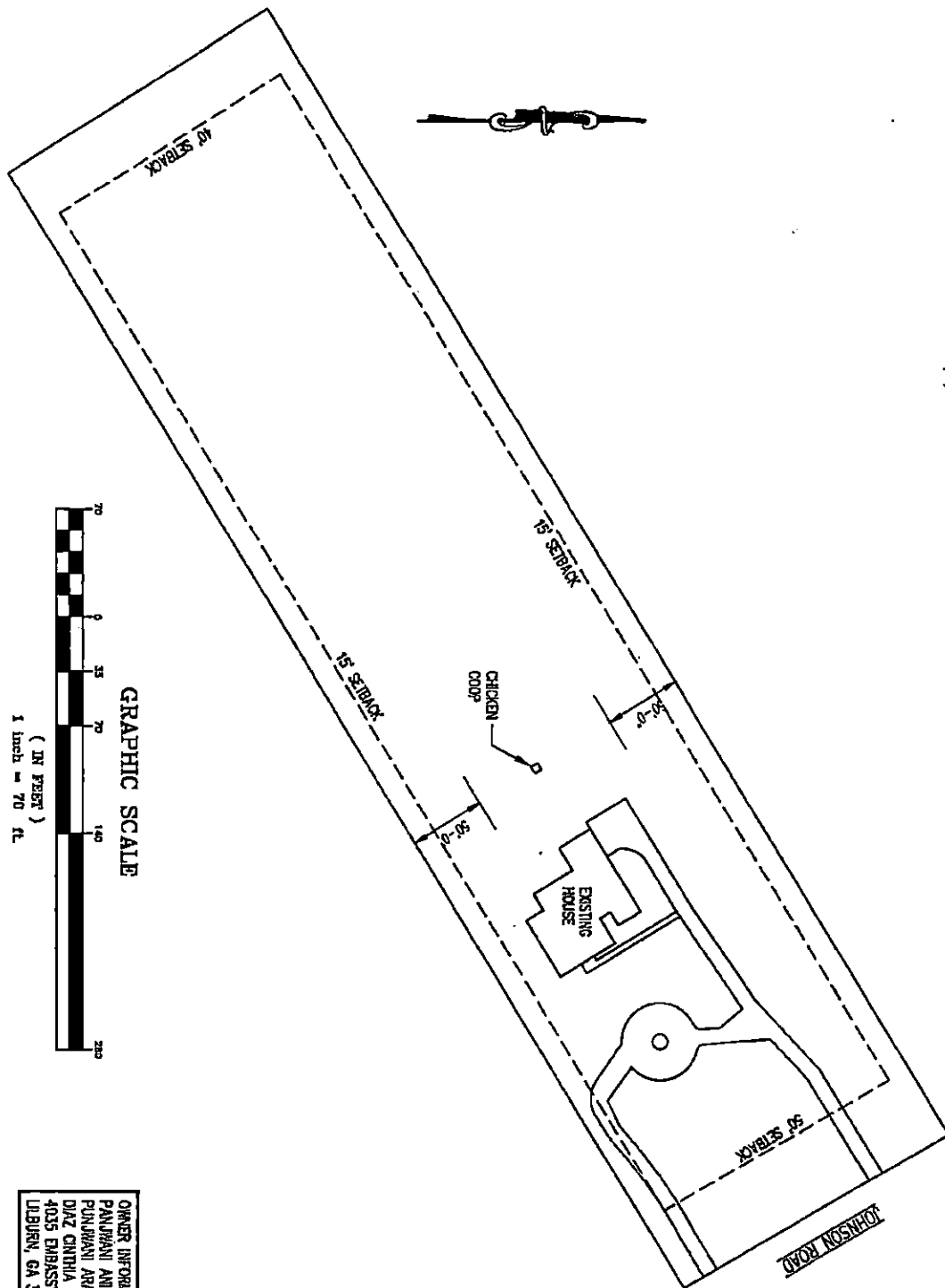


Carlos R. Barahona



Not Part of a Subdivision

FLOOD PLAN NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A FIRM FLOOD HAZARD AREA
AS PER PANEL NO. 13297C0095E DATED 12/8/2016.



OWNER INFORMATION:
PANJWANI ANITA &
PANJWANI ARASH
DIAZ CINTHIA D SANTOS
4035 EMARSSY WAY
LEBRON, GA 30047

DATE: 12/15/2016		SITE PLAN PANJWANI RESIDENCE 2487 JOHNSON ROAD, LOGANVILLE, GA 30052	REVISION No. 1
DRAWN BY: G. MALCOM			REVISION No. 2
CHECKED BY: G. MALCOM			REVISION No. 3
DATE: 12/15/2016			REVISION No. 4
PROJECT NAME: SP1.1			



Planning and Development Department Case Information

Case Number: Z26-0139

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant:

Dinko Cepic
3460 Stock Road
Monroe, Georgia 30656

Owners:

Dinko & Maryssa Cepic
3460 Stock Road
Monroe, Georgia 30656

Current Zoning: The current zoning is R1.

Request: Rezone 3.11 acres from R1 to A1 to have personal outside animals.

Address: 3460 Stock Road, Monroe, Georgia 30656

Map Number/Site Area: C0720061 – 3.11 acres

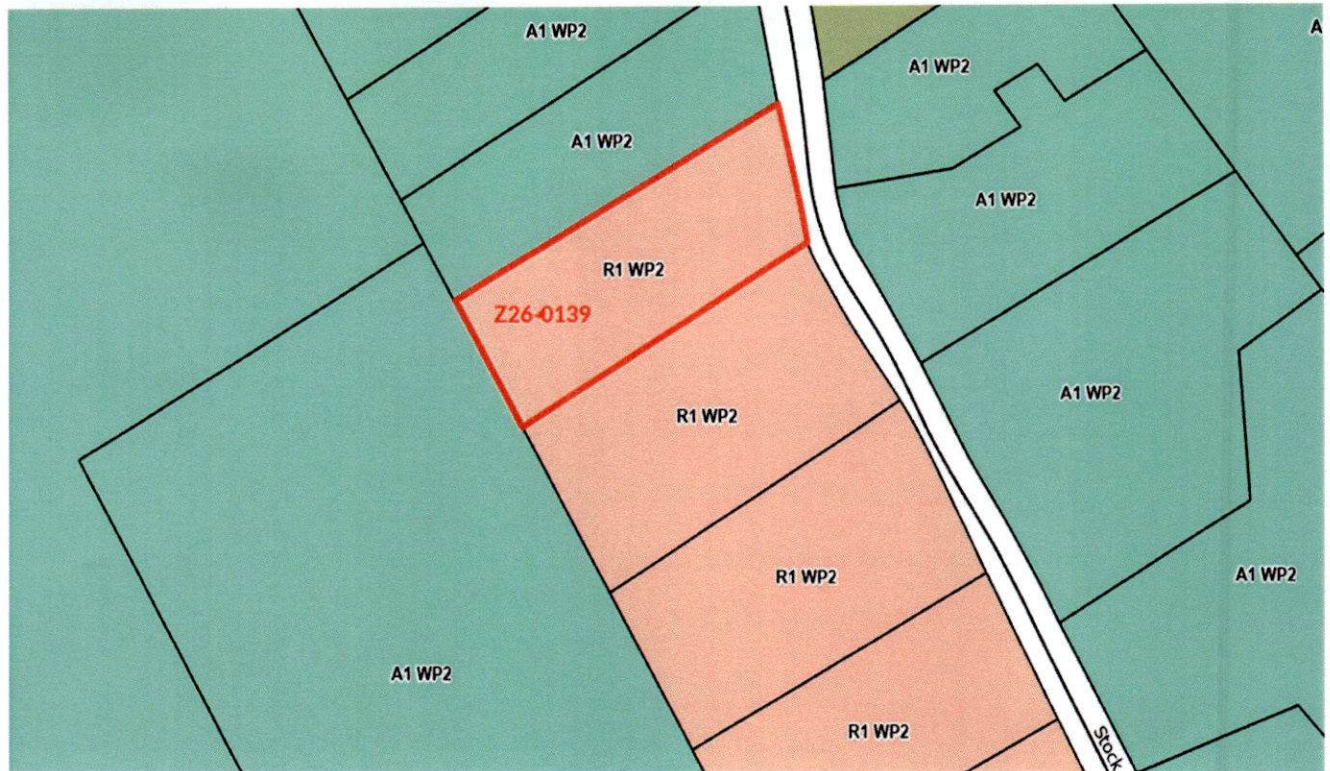
Character Area: Conservation

District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

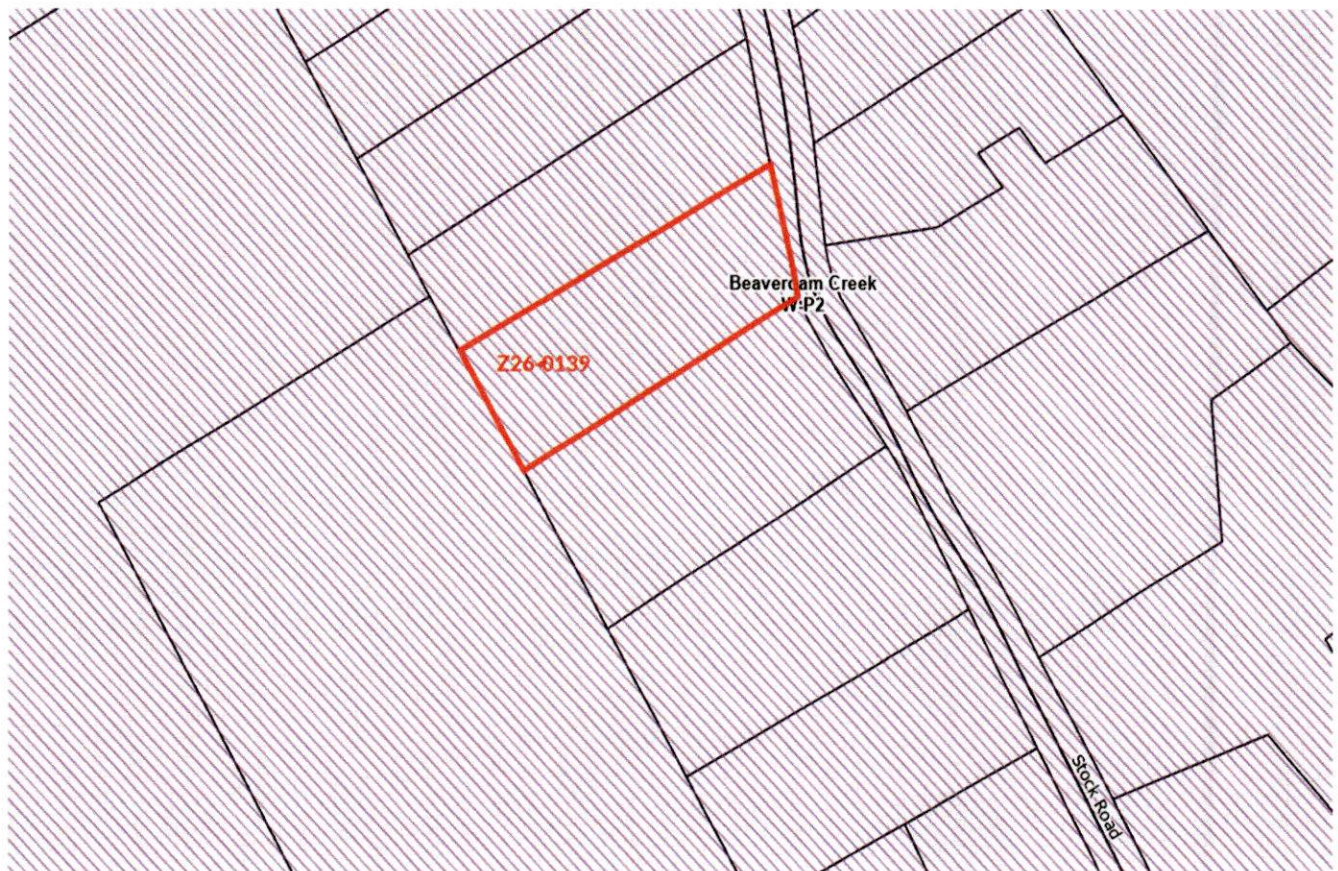
Existing Site Conditions: The property has a house and a pole barn.



The surrounding properties are zoned A1 and R1.



The property is in the Beaverdam Creek Watershed Protection Area.



The Future Land Use Map for this property is Conservation.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Stock Road (static pressure: 75 psi, Estimated fire flow: 1,950 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0139 – Rezone 3.11 acres from R1 to A1 to have personal outside animals – Applicant: Dinko Cepic/Owners: Dinko & Maryssa Cepic – property located at 3460 Stock Road – Map/Parcel C0720061 - District 5

Presentation: Dink Cepic represented the case. He stated that he is looking to rezone his property from R1 to A1 to have personal outside animals. He was asked about what kind of animals and Mr. Cepic stated only a couple of hens. He said that they will be in a 6x5 chicken coop which is 50 ft. from the property line and approximately 16 feet from the porch. He said the surrounding properties are all Zoned A1.

Josh Ferguson asked if there was going to be any commercial business-like selling animals and Mr. Cepic stated he would not be selling animals that these are for personal use.

Timothy Kemp asked how many chickens and Mr. Cepic stated about 4.

Speaking: No one

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Robert Post. The Motion carried unanimously.

Dinko and Maryssa Cepic
3460 Stock Rd. SW
Monroe, GA 30656

To Whom It May Concern,

I am writing to formally request the rezoning of our property located at 3460 Stock Rd. SW, Monroe, GA 30656 from Residential zoning to A-1 Agricultural zoning.

My family and I are seeking this rezoning because we hope to create a small-scale agricultural homestead that allows us to responsibly raise a few small animals, to garden, and to teach our children the value of stewardship of the land. We believe the property is well suited for agricultural use and that this rezoning would remain compatible with the surrounding character and long-term vision for this area.

Several years ago, our family had the opportunity to raise chickens at our previous home. Our children took pride in caring for our three chickens each day — feeding them, collecting eggs, and learning responsibility and compassion through this experience. The chickens were more than livestock to them; they became part of our daily routines and memories as a family.

Back in 2021 we had to move due to a job change, but at the time we were only able to find a home with zoning restrictions which did not allow us to keep our chickens. We were all heartbroken when we had to give the chickens away, because we had become so attached to them. Since then, we had hoped to find another home where we could once again live a small agricultural lifestyle. Fortunately, about 10 months ago, we were blessed to find our current home here in Walton County and we have been working extremely hard ever since moving in to clean up the property, repair, and renovate the home, which we take great pride in doing.

Our intention with this rezoning request is not commercial in nature. We simply desire the opportunity to responsibly use our property for agricultural purposes in a way that benefits our family, while also respecting neighboring properties and community standards. We are committed to maintaining the property in a clean, safe, and orderly manner and complying with all applicable county regulations and requirements.

We respectfully ask for your consideration and approval of this rezoning request to A-1 Agricultural zoning. Thank you for your time, consideration, and service to our community.

Sincerely,

Dinko and Maryssa Cepic
404-786-2023 / 404-787-7803

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

- A. Number and type chickens allowed:
 - 1. No more than six (6) chickens are allowed per parcel.
 - 2. Roosters and any other crowing chickens are prohibited.
- B. Noncommercial use only
 - 1. Chickens, chicken products and/or by-products shall not be sold on the property.
- C. Enclosures
 - 1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
 - 2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
 - 3. Structures must be setback twenty-five (25) feet from side and rear property lines.
 - 4. Fences shall comply with standards of Article 10, Section 10-1-120.
 - 5. No structure or enclosure shall exceed one hundred (100) square feet.
- D. Feed must be stored in a fully enclosed, rodent-proof container.
- E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Rezone Application # 226-0139

Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-4-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0720061

Applicant Name/Address/Phone #

Dinko Cepic

Property Owner Name/Address/Phone

Dinko + Mamssa Cepic

3460 Stock Road, Monroe, GA

30656

3460 Stock Road

404-786-2023

404-786-2023 404-787-7803

(If more than one owner, attach Exhibit "A")

Location: 3460 Stock Road Requested Zoning A1 Acreage 3.11

Existing Use of Property: Residence

Existing Structures: Home, 10x20 Wooden Pole Barn

The purpose of this rezone is to allow livestock / Poultry

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: ☒

Public Sewer: _____ Provider: _____ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature]

Date 5/7/2026

Fee Paid \$ 400.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1

Surrounding Zoning: North A1 South R1
East A1 West A1

Comprehensive Land Use: Conservation **DRI Required?** Y ☐ N ☒

Commission District: S-Jeremy Adams Watershed: Beaverdam Creek TMP ☒

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes ☒ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

 5/7/2026

Signature of Applicant/Date

Check one: Owner ☒ Agent _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Mixture of Residential and Agricultural

2. The extent to which property values are diminished by the particular zoning restrictions;

N/A

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

N/A

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

N/A

5. The suitability of the subject property for the zoned purposes; and

The property meets the 2 Acre minimum
requirement, Complies with minimum yard setbacks
of 50 ft front, 15 ft side, and 40 ft rear,
and satisfies the minimum primary dwelling size
of 1,400 sqft.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

N/A

A.C.E. ALCON CONSULTING ENGINEERS AND ASSOCIATES, LLC 1400 7TH AVENUE, S.W. 480 Edwards Rd. Oxford, Georgia 30054 404-786-2023 gus@alcei.com © 2026 Alcon Consulting Engineers and Associates, LLC - All Rights Reserved. This drawing is the property of Alcon Consulting Engineers and Associates, LLC. It is to be used for the project and location specified only. It is not to be reproduced, copied, or used for any other project without the written consent of Alcon Consulting Engineers and Associates, LLC.		SITE PLAN	PROPOSED CEPIC'S RESIDENCE	PARCEL: C0720061 LAND LOT: 21 DISTRICT: 3RD 3460 STOCK ROAD WALTON COUNTY, GA	DATE: 5/26/2026 SCALE: 1"=40'	OWNER / DEVELOPER/ PRIMARY PERMITTEE DINKO CEPIC	24 HOUR - EMERGENCY CONTACT DINKO CEPIC PHONE 404-786-2023	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																RZ-1 JOB No. 26-039
NO.	DATE	DESCRIPTION																									

VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 3.11 ACRES

PARCEL: C0720061 ZONED: R1 WP-2

REZONING FROM R1 WP2 TO A WITH SPECIAL USE PERMIT TO ALLOW FOR RAISING FARM ANIMALS
TOTAL SITE AREA = 3.11 ACRES

PROPOSED USE = RASING FARM ANIMALS

VARIANCE TO ALLOW FOR RAISING FARM ANIMALS WITHIN AGRICULTURAL DISTRICT.

APPLICABLE ORDINANCE: SECTION 4-1-110.

PROPERTY DEVELOPMENT STANDARDS

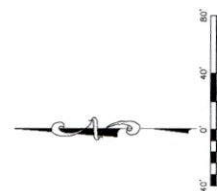
1. MINIMUM LOT AREA: 2 ACRES.
2. MINIMUM LOT WIDTH AT BUILDING LINE: 300 FEET.

3. MINIMUM YARD REQUIREMENTS:
a. FRONT: 50 FEET
b. SIDE: 20 FEET
c. REAR: 40 FEET

4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY W.T. DUNAHOO AND ASSOCIATES, DATED JUN. 8, 1993.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE STATIC WATER ON SITE.
4. THE PROJECT WILL BE SERVED BY EX. WELL.
5. THE PROJECT WILL BE SERVED BY EX. SEPTIC SYSTEM.

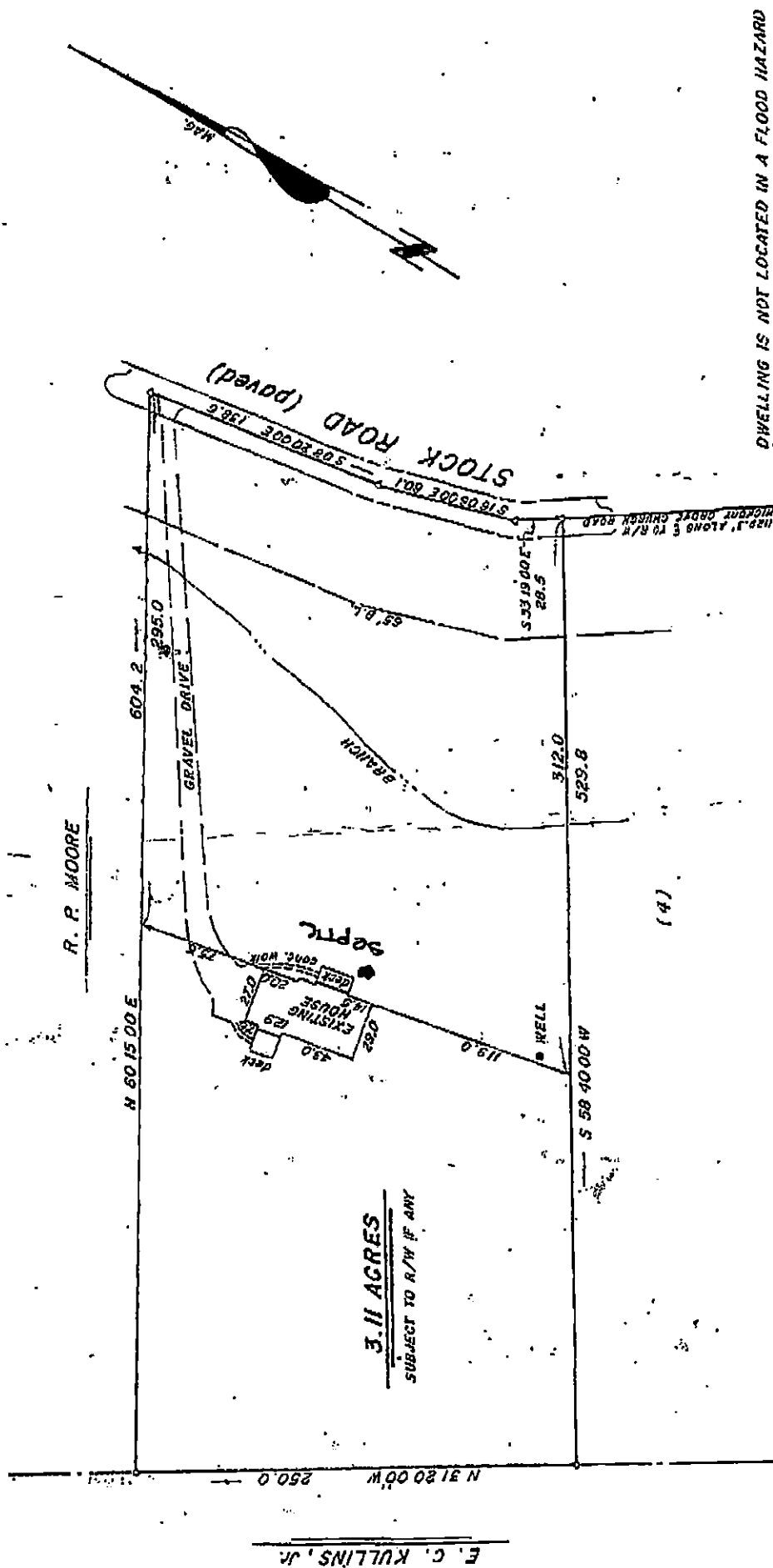


GEORGIA811
www.Georgia811.com

www.Georgia811.com



41



DWELLING IS NOT LOCATED IN A FLOOD HAZARD AREA.
OWN SURVEY FOR ROBERT L. MANTHEI, JR

BEING EXACT 5
DATED 5-7-86.

CLOSING PLAT FOR					STATE OF GEORGIA	
WILLIAM V. CAUFIELD &						
MARGARET H. CAUFIELD						
CITY		CHMD	COUNTY	SCALE	DATE	LAND LOT 21 - 3rd DISTRICT
			WALTON	1" = 60'	6 - 8 - 93	
W. T. DUNAHOO AND ASSOCIATES, INC.						
ATLANTA	HWY.				WINSTON, GEORGIA	
		PM-457-1311				

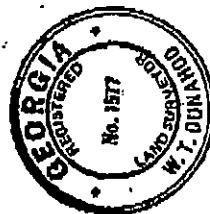
A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plan.

The field data upon which this plan is based has a closure precision of one foot in 25329 feet and an angular error of 7" per angle point and was adjusted using the WILCOX-SMITH rule.

This survey has been calculated for closure and is found to be accurate within one foot in 25329 feet.

In my opinion, this is a correct representation of the land planned and has been prepared in conformity with the minimum standards and requirements of law.

W. B. Bunch
 Georgia Registered Surveyor No. 1527
 Member of Surveying and Mapping
 Society of Georgia



IPS-IRON	PIN SET
IPF-IRON	PIN FOUND



Planning and Development Department Case Information

Case Number: Z26-0156

Meeting Dates: Planning Commission 07-09-2026

Board of Commissioners 08-04-2026

Applicant/Owner:

81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zonings: The current zoning is A2.

Request: Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings.

Address: 5187 Highway 81 & Bay Creek Church Road, Loganville, Georgia 30052

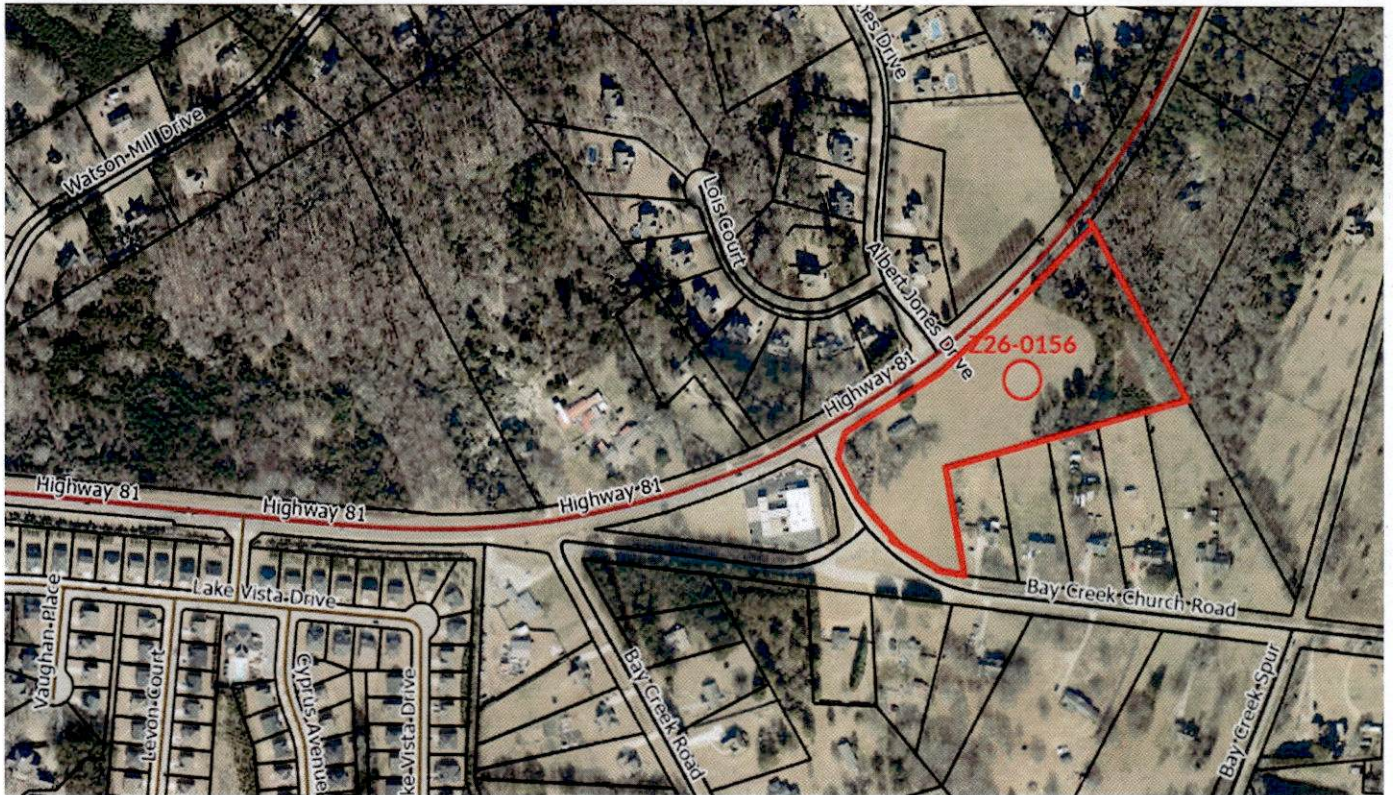
Map Number/Site Area: C0390008

Character Area: Neighborhood Residential

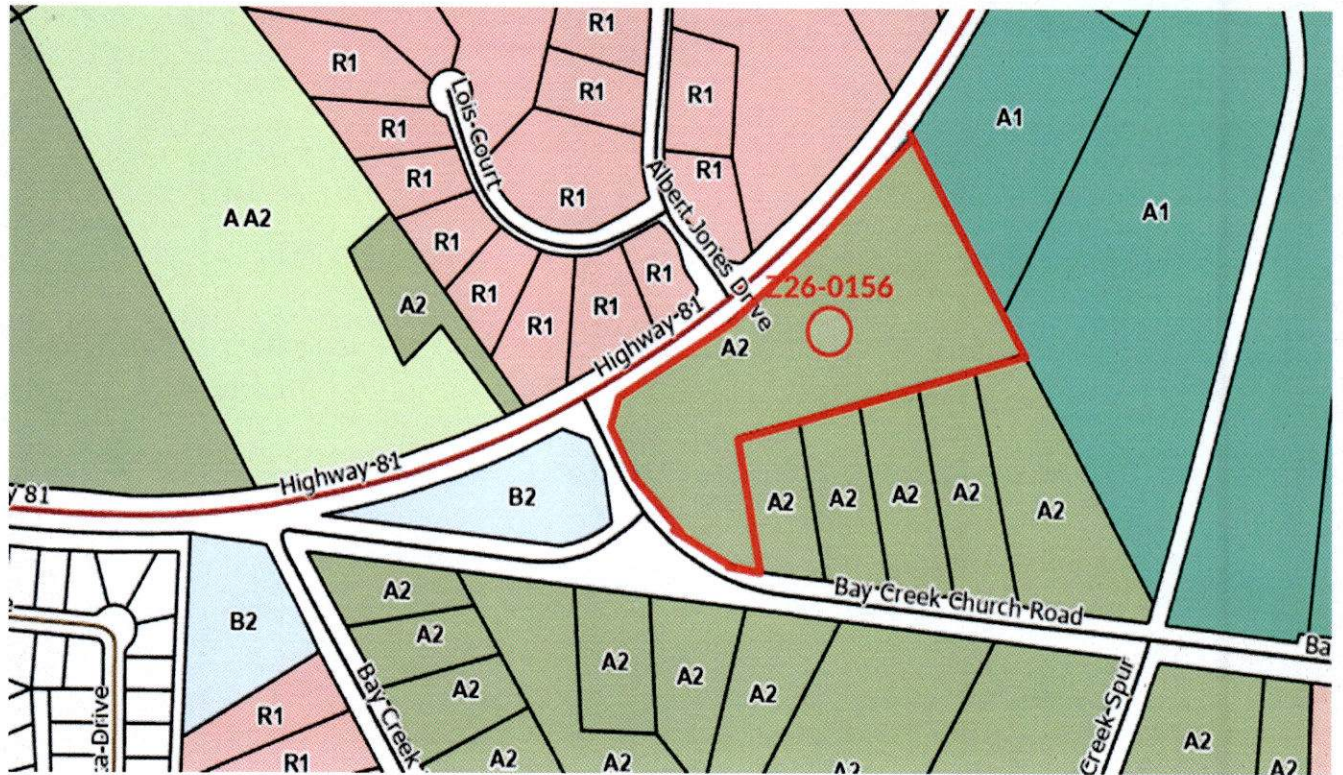
District 1 Commissioner-Amarie Warren

Planning Commission—Josh Ferguson

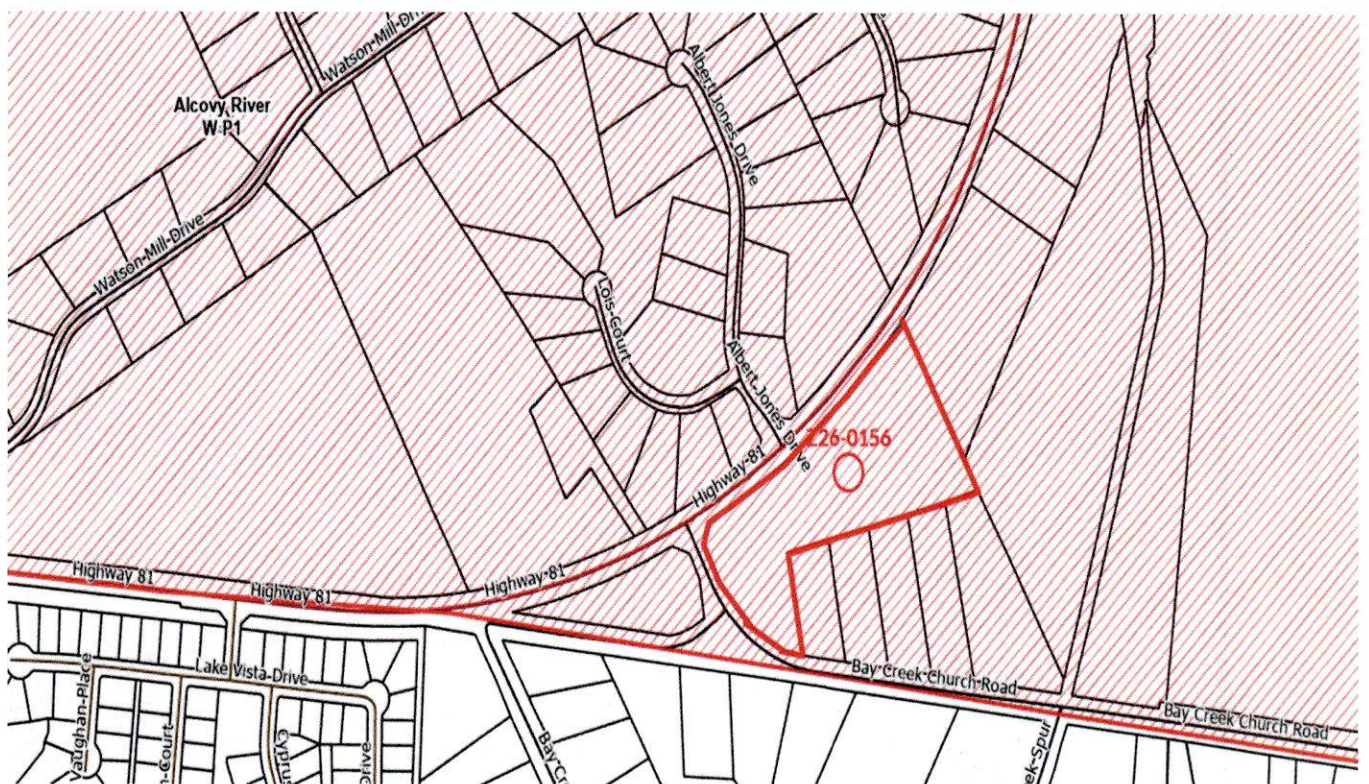
Existing Site Conditions: Property consists of a house.



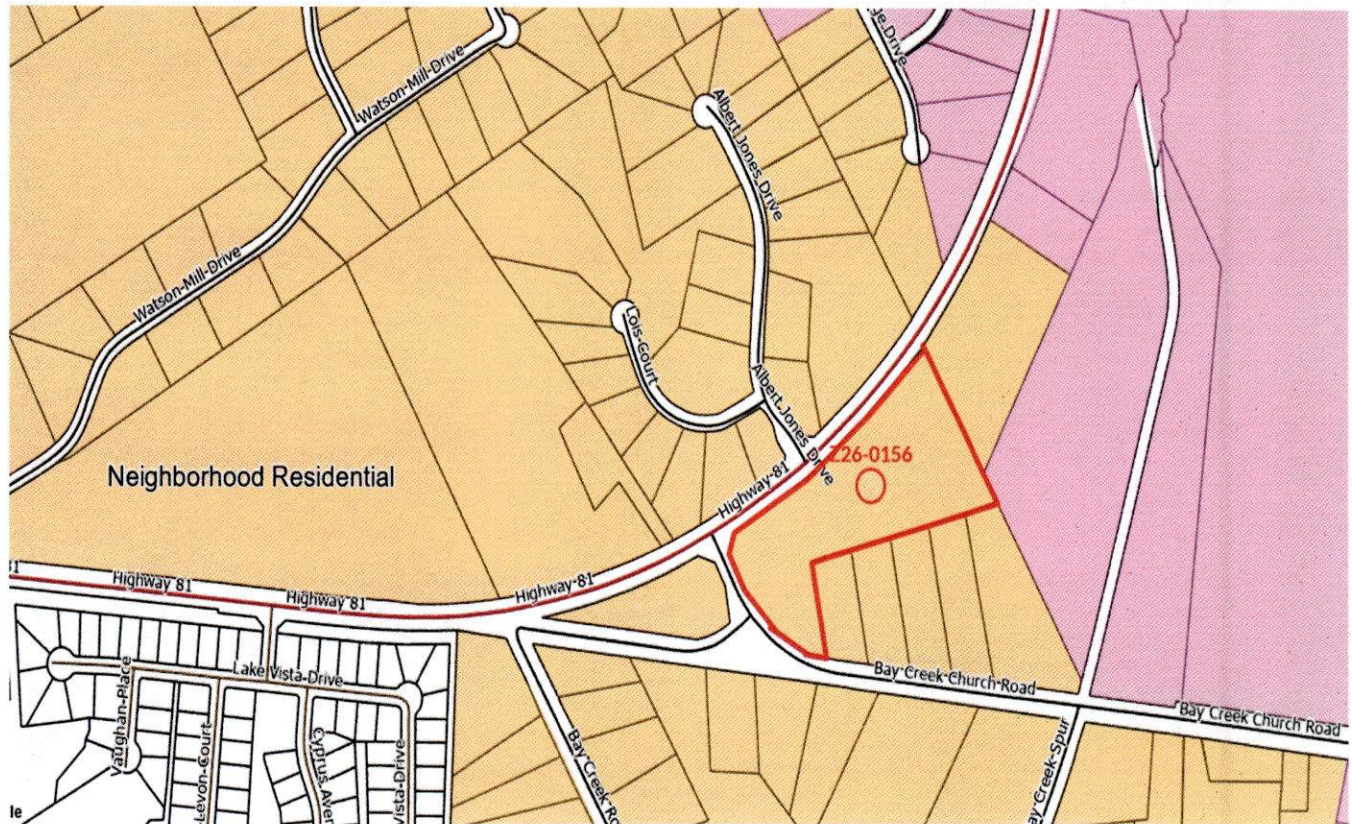
The surrounding properties are zoned R1, A1, A2 and B2.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Neighborhood Residential.



History:

Z25-0275	Blue Eagle Land Investments LLC	Rezone 7.486 acres from A2 to B2 for a convenience store and warehouse buildings	C0390008 5187 Hwy 81 & Bay Creek Church Road	Withdrew
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Staff Comments/Concerns:

Public Works: Public Works recommends conducting a proper traffic study during School Operations to determine the need for a deceleration lane, a possible center-turn lane, and the alignment with Bay Creek Road, on Bay Creek Church Road.

Sheriff's Department: It appears adequate traffic control planning is in place. It does need to be looked at closely due to the high number of accidents on this corridor. This corridor represents an area with a high occurrence of accidents and fatalities. Creating additional commercial property will further tax law enforcement resources. These

businesses generate high call volume and require frequent presence patrols to deter on-site crime.

Water Authority: This area is served by an existing 6" diameter water main along Highway 81 and Bay Creek Church Road (static pressure: 45 psi, Estimated fire flow: 1,240 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: All buildings shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased response for Haz-mat fuel spills and fires in storage buildings.

Board of Education: No affect on the Walton County Schools.

GDOT: They will need to coordinate with GDOT for a commercial driveway permit. We will also require left and right turn lanes into the development with proper shift tapers, storage lengths, and taper lengths per our driveway manual. Will also need to see truck paths to ensure the fuel/large trucks can safely navigate the site.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC ACTION 7/9/2026:

Z26-0156 – Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings – Applicant/Owner: 81 Investment Company, LLC – property located at 5187 Highway 81 & Bay Creek Church Road – Map/Parcel C0390008 - District 1

Presentation: Andrea Gray stated her address is 300 E. Church Street and she is representing the case on behalf of 81 Investments LLC. Her client is asking to rezone 7.486 acres A2 to B2 to have a convenience store with fuel pumps and office warehouse/contractor storage buildings. She stated the property is located at the corner of Hwy 81 and Bay Creek Church Road. The property is in a commercial node along a State Highway. The proposed B2 zoning is consistent with the Future Land Use Plan. The property is also in the Big Haynes/Alcovy River Watershed. This development would complement surrounding residential and commercial properties. There are already commercial properties within 1 mile which consist of a gas station/ convenience store, dog grooming, HVAC, self-storage, pet salon and retail/commercial. The uses are consistent with B2 zoning and no variances are requested. They are going to build a 7,150 square foot convenience store. They are leaving 75% pervious surfaces, open space. The 3 warehouse buildings with an accumulation of 37,200 square feet. There will be a 10 ft. landscaping strip and fencing at the boundaries with adjoining properties. The convenience store will be brick veneer, stone veneer, metal siding charcoal gray and the trim will be virtual taupe and awnings, and canopy will be black and will have concrete paving light broom finish.

Ms. Gray stated that they had completed a traffic analysis. Entrance aligns with Bay Creek Road with a right turn deceleration lane. There will also be a middle turn lane and right turn deceleration lane on Highway 81.

Ms. Gray stated that a traffic study was completed for the traffic counts to estimate the trip generations for each entrance. On Bay Creek Church Road there are 422 daily trips with half turning right and half turning left. Highway 81 shows 466 daily trips with half turning right and half left. Recommendations from GDOT are Highway 81 have a right turn deceleration lane, and a center left turn lane and on Bay Creek Church Road is a right turn deceleration lane.

As to buffers and mitigation of impacts there will be a 10 ft. landscape strip along Highway 81 and Bay Creek and behind the convenience store. There will be a 6 ft. opaque fence around side and rear perimeter. There will be a 50 ft. transitional buffer and the office/warehouse fenced separately with a security gate.

Security will be lighting, video surveillance, fencing and secure access will help secure the site and protect adjoining property owners. There will be downward and inward face lighting. There will be security fencing and gated access to the warehouses. Video cameras will be installed and a perimeter fence adjacent to residential properties.

This will be a benefit to the community due to Walton County's rapidly growing population with the need for convenient fuel, retail, and accessible personal & business storage. The

premier design aesthetics will be that the convenience store will have brick veneers and stone-accented storage garages elevate the corridor and this will not be your typical metal box development.

The economic contribution will be construction employment, permanent jobs, and recurring ad valorem tax revenues supporting Walton County services.

Applicant respectfully requests approval of the Rezoning from A2 to B2.

Josh Ferguson asked if the buffer area would have a planted landscape and Ms. Gray stated that is what they intended to do.

Chris Alexander asked if they anticipated heavy traffic coming in and Ms. Gray stated that there is not a lot of room and it's more made for pick-up trucks rather than big heavy Trailer trucks. There will be no parking.

Timothy Kemp asked if they were trying to attract a certain type of storage and Ms. Gray said it's mainly business storage and it will be very organized and there will be no outside storage.

Robert Post asked if the walls were going to be pre-divided and Ms. Gray said that later the walls might be.

Robert Post asked if the Sheriff's Office had any comments due to fatalities happening here and Ms. Gray stated that she had not looked at fatalities. She did say that the Sheriff's Office did provide a comment.

Mrs. Gray stated that the entrance connects with Bay Creek Church Road and they weren't provided with any other details. She does not think the sheriff's office was aware of any traffic study, but that traffic control was not a huge concern.

Speaking: Joe Siegelman, Attorney at Law, who represents 5141 Food Mart Inc. spoke. Mr. Siegelman stated that a very similar, if not identical, case was withdrawn last year for the same thing. He stated that he had prepared a letter that he wanted to put in the record and the letter was given to Kristi Parr, Director of Planning & Development, to put in the record. He said the letter outlines the nature of their interest and stated that he has legitimate concerns to recommend denial. He stated that his client's 5141 Food Mart is right down the road from where this development would be. When the previous case was going on less than a year ago, they petitioned against it. He brought a copy of the signature from the previous case that was against this development. He stated that the previous application did not have fuel pumps, which was part of the issue of the public being opposed. Their primary concern is the combination of things being operated on the property. If there is constant storage then there will be constant traffic going in and out, it will cause loitering which is too intense of a change for this area and causes security concerns.

Mark Banks asked if his client applied and then withdrew it and Mr. Siegelman stated that the Applicant was someone other than them and he feels that the applicant has not been forthright because this is a new applicant.

Mark Banks stated that if someone had withdrawn their application and a new application was filed then this is a separate matter.

Timothy Kemp stated that the signatures that Mr. Siegelman wants to present are from the other application and have nothing to do with the present application that has been filed.

Mr. Siegelman said yes, it does and then Mr. Kemp stated that this case is a new one, so it is different.

Josh Ferguson stated, "is this just speculation?"

Mr. Siegelman stated that the application was withdrawn and he was just conveying the history, but it is essentially the same application.

Robert Post asked if the opposition to this case was because his client is in competition and Mr. Siegelman stated that is not the only reason.

Timothy Kemp stated that yes Mr. Siegelman had said that it was due to competition.

Mr. Siegelman stated that this was not intended to be competition.

Timothy Kemp stated that the issue is that the signatures are from a different application not this current one.

Mr. Siegelman stated that he was not going to include the record of the petition with signatures, but he will leave them with Kristi Parr to be reviewed.

Rebuttal: Mrs. Gray stated that the property has changed since the other application and her client held a meeting with the owners. Her client reached out to neighbors via email, phone, and mail so they are very much aware of what's going on. She stated that Mr. Siegelman's client is a competitor, and she hopes they can be a good neighbor.

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with the following conditions: 1) 10 ft. landscape buffer shall be planted with appropriate evergreen buffer trees per Walton County Tree Ordinance. 2) frontage of convenience store shall be enhanced with deciduous trees & shrubs 3) Architectural treatments shall be in keeping with applicant's submitted renderings. 4) Transportation upgrades as recommended by traffic study shall be installed by GDOT and Walton County Transportation Coordination. 5) Outdoor storage shall be prohibited in the storage area. With a second by Timothy Kemp. The Motion carried unanimously.

Rezone Application # Z 26-0156
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-4-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel 60390008

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

81 Investment Company, LLC
P.O. Box 200
Monroe, Georgia 30655

Same as Applicant

(If more than one owner, attach Exhibit "A")

Location: 5187 Hwy 81 Loganville, GA **Requested Zoning** B2 **Acreage** 7.486

Bay Creek Church Rd

Existing Use of Property: Residential

Existing Structures: Residential Home

The purpose of this rezone is: Applicant proposes to construct a convenience store with fuel pumps and office warehouse/contractor storage buildings on the property which fronts on Hwy 81. The site plan includes a thoughtful layout with landscaping and buffers to protect adjoining property owners.

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: _____

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature _____

Date 5/19/26

Fee Paid \$ 900.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2

Surrounding Zoning: North R1 South A2
East A1 West B2

Comprehensive Land Use: Neighborhood Residential **DRI Required?** Y _____ N ✓

Commission District: 1-Amarie Warren Watershed: Alcovy River TMP ✓

I hereby withdraw the above application _____ Date _____

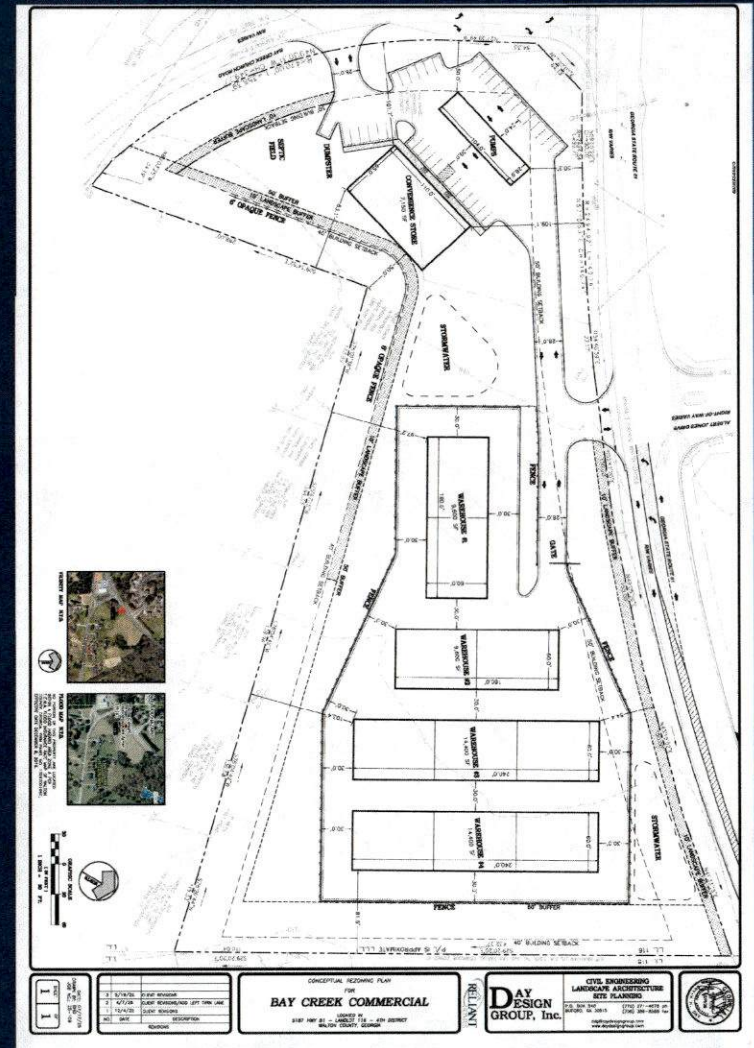
BAY CREEK COMMERCIAL

Rezoning Application

Request to Rezone 7.494 acres from
A2 to B2 for a
Convenience store with fuel pumps and
office warehouse/contractor storage

5187 Georgia State Route 81
Loganville, Walton County, Georgia

Owner/Applicant: 81 Investment Company, LLC



Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

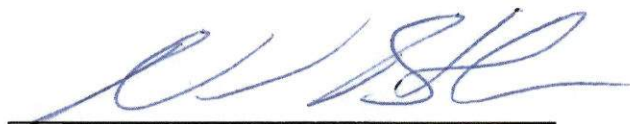
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____yes X_____no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner ✓ Agent _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

The property is bordered on the south by A2 zoned properties, to the east by A1 zoned properties, to the North by R1, and to the west by B2. Seven commercial uses are within one mile of the property along Hwy 81.

2. The extent to which property values are diminished by the particular zoning restrictions;

The property is located on State Highway 81 that experiences higher levels of travel each year. This traffic creates a demand for commercial uses as the property is less functional for residential use. The Subject Property is already part of a commercial node.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

The proposal has two access points and only one on Highway 81 limiting curb cuts along the state highway. This rezone request allows for commercial development along the Highway 81 corridor which would raise property values.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

The request will allow for high-demand commercial uses for the surrounding residents in a close proximity to their homes while also increasing the tax basis for the County, employment, and sales tax generation.

5. The suitability of the subject property for the zoned purposes; and

The proposed use of B2 fits within the Future Land Use
of Neighborhood Residential. There is a property of a
like zoning adjacent to this property and six additional
commercial uses within one mile of the property along Hwy 81.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

The property has been in its current state and use
since 1959 while both commercial and residential growth
have surrounded it.

AGENT AUTHORIZATIONDate: 5/19/26 Tax Map and Parcel Number(s): C0390008PROPERTY ADDRESS: 5187 Hwy 81
Loganville, GeorgiaPROPERTY OWNER: 81 Investment Company, LLC
P.O. Box 200
Monroe, GeorgiaAPPLICANT: 81 Investment Company, LLC
P.O. Box 200
Monroe, GeorgiaATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 7.486 acres for a commercial development

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein including but not limited to filing for a variance or character area change request.

ATTORNEY/AGENT


BY: Andrea Gray

Sworn to and subscribed before me this 19 Day of May 2026


NOTARY PUBLIC



{signatures continue on following page}

APPLICANT: 81 Investment Company, LLC

[Signature]

BY: Ned Butler

Sworn to and subscribed before me this 19 Day of May 2026

[Signature]

NOTARY PUBLIC



AUTHORIZATION BY PROPERTY OWNER

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: 81 Investment Company, LLC

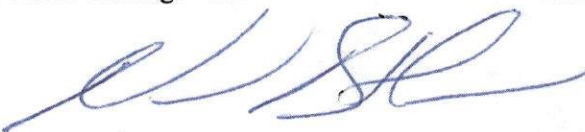
Address: PO Box 200, Monroe GA 30655

Location of Property: 5187 Hwy 81
Loganville, Georgia

Map/Parcel Number: C0390008

Current Zoning: A2

Requested Zoning: B2



Property Owner Signature

Property Owner Signature

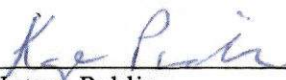
Print Name: Ned Butler

Print Name: _____

Address: PO Box 200, Monroe GA

Address: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.


Notary Public

5/19/26
Date



Revised Letter

**Andrea P. Gray** LLC

Attorney at Law

June 26, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel
pumps and office warehouse/contractor storage
Application filed: May 28, 2026

Updated Site Plan

Dear Ms. Parr:

81 Investment Company, LLC ("Applicant") hereby submits an updated site plan to accompany its pending application to rezone approximately 7.486 acres located at the intersection of Highway 81 and Bay Creek Church Road in Loganville, Georgia (the "Subject Property"). The proposed development consists of a convenience store with fuel pumps and office warehouse/contractor storage facilities. Applicant respectfully requests that this letter and the attached updated site plan be incorporated into the rezoning application record and considered by the Planning Commission and Board of Commissioners during their review of the application.

The Applicant's request for a B-2 zoning designation and the proposed uses of the Subject Property remain unchanged. No variances are requested, no amendment to the character area is required, and the proposed development will comply with all applicable ordinance requirements.

The previously submitted concept plan was intended to illustrate the maximum potential development of the Subject Property for purposes of evaluating the requested B-2 zoning classification. Following additional consideration of the surrounding property owners and to provide greater detail demonstrating compliance with the Big Haynes and Alcovy River

Watershed Protection Overlay District requirements, the Applicant has revised the concept plan and respectfully requests that the Planning Commission and Board of Commissioners evaluate the updated plan in lieu of the original concept.

The revised site plan significantly reduces the intensity of the warehouse/contractor storage component while increasing pervious surface areas. Specifically, the warehouse/contractor storage space has been reduced by approximately 22 %, from 48,000 square feet to 37,200 square feet. In addition, the number of warehouse/contractor storage buildings has been reduced from four to three, with the eliminated building being the one located nearest several adjoining residential properties. These modifications lessen the visual impact on neighboring property owners and reduce the traffic associated with the warehouse/contractor storage use. Importantly, the proposed 10-foot landscape buffer, roadway improvements, and other site enhancements remain unchanged.

The revised site plan has also been designed to comply with the Big Haynes and Alcovy River Watershed Protection Overlay District ordinance. While the original concept plan illustrated the maximum feasible development of the property, the updated plan refines the site layout to reflect the specific design requirements of the overlay district. The Subject Property contains no streams or floodplain areas. To achieve compliance with the watershed protection standards, the Applicant has reduced the overall building area by approximately 22 % and decreased impervious surface coverage to satisfy the ordinance's 25 % impervious surface limitation. In addition, the driving surfaces surrounding the warehouse buildings will consist of porous asphalt, permeable pavers, or comparable permeable materials that provide adequate structural support for vehicular traffic while allowing stormwater infiltration.

For the foregoing reasons, Applicant respectfully requests that this letter and the attached revised site plan be incorporated into the rezoning application record and provided to the Planning Commission and Board of Commissioners for consideration prior to their respective meetings.

Sincerely,



Andrea Gray
Applicant's Representative



Andrea P. Gray LLC

Attorney at Law

May 29, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage

Dear Ms. Parr:

81 Investment Company, LLC ("Applicant") proposes to utilize a 7.486-acre property located at the corner of Hwy 81 and Bay Creek Church Road in Loganville, Georgia (the "Subject Property"), to construct a convenience store with fuel pumps and office warehouse/contractor storage. No variances are requested, no change in character area is required, and all ordinance requirements will be met. As further detailed below, the project is a good fit for the area, is designed to mitigate impacts to traffic and to adjoining property owners, and will provide economic benefit to the community.

I. Description of the Development

The proposed development will include two commercial uses. The first use is a convenience store with fuel pumps. The store will be approximately 7,150 square feet and may include tenant spaces in addition to the store. The fuel pumps will be located in front of the building. The number of pumps will be determined in final design, but no more than two diesel pumps will be included.

The second commercial use is for office warehouse/contractor storage and will include four warehouse buildings totaling approximately 48,000 square feet. The warehouse units are designed for business storage needs with single entry doors paired with large roll-up doors and larger storage spaces generally. They are ideal for storing inventory or parts. These units are modeled after similar units constructed in the Lake Oconee area as shown in the representative photos included in the application packet.

II. Location and Similar Land Uses

The Subject Property is currently zoned A2 and is located in an area of Walton County which includes residential development interspersed with supporting commercial developments along a state highway. The property directly across Bay Creek Church Road from the Subject Property is zoned B2 and has a convenience store with fuel pumps. Applicant's proposal is consistent with this use and buildout of the existing commercial node at Hwy 81 and Bay Creek Church Road. The properties to the south and east of the Subject Property are residential homes zoned A2 and A1. Given the aesthetic, security, and traffic-flow informed design of the proposed development which are discussed in more detail below, the development will be more of a benefit than a burden to its neighbors. It will provide convenient access to fuel and food/drink items on the opposite side of Bay Creek Church Road and offer office warehouse/contractor storage options in the growing area.

The Subject Property is better suited for commercial development than residential. The property is shaped in such a way that residential development would not be feasible without multiple driveways along Hwy 81 which is not likely to be approved by the Georgia Department of Transportation. Additionally, residential homes are not well suited for corner lots at a busy intersection which is the case here. The Subject Property is best used for commercial development as proposed.

The proposed development is consistent with other commercial developments along Hwy 81. Within one mile west of the proposed development, there are seven properties on Hwy 81 zoned for commercial uses including six in Walton County and one in Loganville. These commercial uses include a self-storage facility, convenience store, HVAC business, pet salons, and a future retail/restaurant development. Development of this area of Loganville, including the addition of Applicant's development, is consistent with the Walton County Future Land Use Plan.

III. Consistent with Future Land Use Plan

The Subject Property is in the Neighborhood Residential character area in the Walton County Future Land Use Plan. The Neighborhood Residential character area specifically contemplates "traditional residential development with neighborhood-scale businesses located throughout" (2022 Walton County Comprehensive Plan, p. 31). B2 is identified as a compatible zoning classification within this character area. Applicant's development fits well within the contemplated uses in this character area as it will add a neighborhood-scale convenience store with fuel pumps and warehouse/contractor storage. Given the density of residential housing in the area and resulting growing population, there is a demand for the development Applicant offers. At only approximately 7 acres, the development is relatively small in scale and located at an existing commercial node.

IV. Site-design Informed by Traffic Considerations

The proposed development includes two entrances – a primary entrance off of Hwy 81 and a secondary entrance off of Bay Creek Church Road. These dual access points allow for easy ingress and egress from the convenience store and gas pumps while concentrating the ingress and egress from the warehouse/contractor storage from Hwy 81. Applicant is in coordination with the Georgia Department of Transportation regarding the Hwy 81 driveway.

Applicant also commissioned a trip generation and entrance analysis for the proposed development which informed the final site design. ATG Civil, LLC conducted the analysis by utilizing the traffic counts along Hwy 81 and Bay Creek Church Road to estimate the trip generations for each entrance of the development. The estimate is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. For the Bay Creek Church Road entrance, it is estimated that there will be a total of 422 daily trips with half turning right and half turning left out of the development. For the Hwy 81 entrance, it is estimated that there will be a total of 466 daily trips with half turning right and half turning left out of the development. Applying Georgia Department of Transportation standards for the required entry improvements, Applicant will need to include a right turn deceleration lane, and a center left turn lane on Hwy 81, and a right turn deceleration lane on Bay Creek Church Road. Applicant has included these improvements in the site plan. A copy of the trip generation analysis is also included with the application.

V. Site Security

The warehouse/contractor storage component of the development will have security features to protect adjoining property owners and the unit renters. The warehouse/contractor storage area will be independently fenced from the convenience store. It will have a single-entry point which is gated. The gate will be operational 24 hours per day with access granted using a security code unique to each unit renter. There will be lighting for security purposes, but it will be facing inward and downward. There will also be security cameras to monitor the units. Likewise, the convenience store and fuel pumps will be monitored and lit.

VI. Designed to Mitigate Impacts on Surrounding Property Owners

a. Use limitations

The warehouse/contractor storage component of the development will only be used for storage. Renters may not operate businesses out of the units, store junk cars, or allow people to live in the units. There is no outside storage allowed at the facility. Limiting the usage to storage will ensure that the development remains aesthetically attractive and that there is no unwanted activity occurring that could be disruptive to neighbors.

The convenience store and fuel pump areas are for light vehicles and small commercial traffic only. The property will not be accessible by tractor trailers and there will be no onsite tractor trailer parking. Vehicles are not permitted to remain on the property for long periods.

b. Buffers

Significant buffers and a landscape strip will enhance the existing road frontage and help mitigate visual impacts on the neighboring properties. A 10-foot landscaped buffer will be added along Hwy 81 for the length of the warehouse/contractor storage portion of the development. This buffer will include plantings consistent with those authorized in the Walton County Ordinances. A 10-foot landscape buffer will also be added to a portion of the Bay Creek Church Road frontage past the convenience store entrance with said buffer continuing behind the convenience store and along the boundary of the warehouse/contractor storage until such a point that the property boundary is already wooded. The landscape buffer adjacent to the A2 properties is within the 50-foot transitional buffer. Additionally, there will be a 6-foot opaque fence that surrounds the rear of the convenience store to provide an extra visual barrier for the nearest residential property. This fence is in addition to the fence which surrounds the warehouse/contractor storage portion of the property. These multiple measures will mitigate visual impacts from Hwy 81, Bay Creek Church Road and the adjoining residential properties.

c. Quality

Applicant is committed to delivering a high-quality development that reflects positively on Hwy 81. The convenience store building is designed with brick veneer exterior construction utilizing brick material, decorative brackets and trim accents, and architectural detailing consistent with quality commercial construction. The warehouse/contractor storage buildings are designed with metal panel siding with stone veneer base accents and oversized roll-up doors- a premium produce differentiated from conventional mini warehouse development. Photographs of comparable projects are included as exhibits to this application.

VII. Economic Benefits to the Community

The proposed development will have a positive impact on the local economy and county residents. The development will create jobs associated with both businesses. The convenience store and gas sales will generate sales tax and both the convenience store and warehouse/contractor storage components will generate higher property tax revenues for the county which in turn benefits all Walton County residents.

In sum, the proposed commercial development is compatible with the area's future land use designation and is well suited for a location at an established commercial node on a state highway. Because the Subject Property lies within the Neighborhood Residential Character Area on the County's Future Land Use Map, rezoning from A2 to B2 aligns with and supports the

County's planning objectives. The Applicant respectfully requests approval of the rezoning to allow the proposed business uses on the Subject Property.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrea Gray', with a long horizontal flourish extending to the right.

Andrea Gray
Applicant's Representative

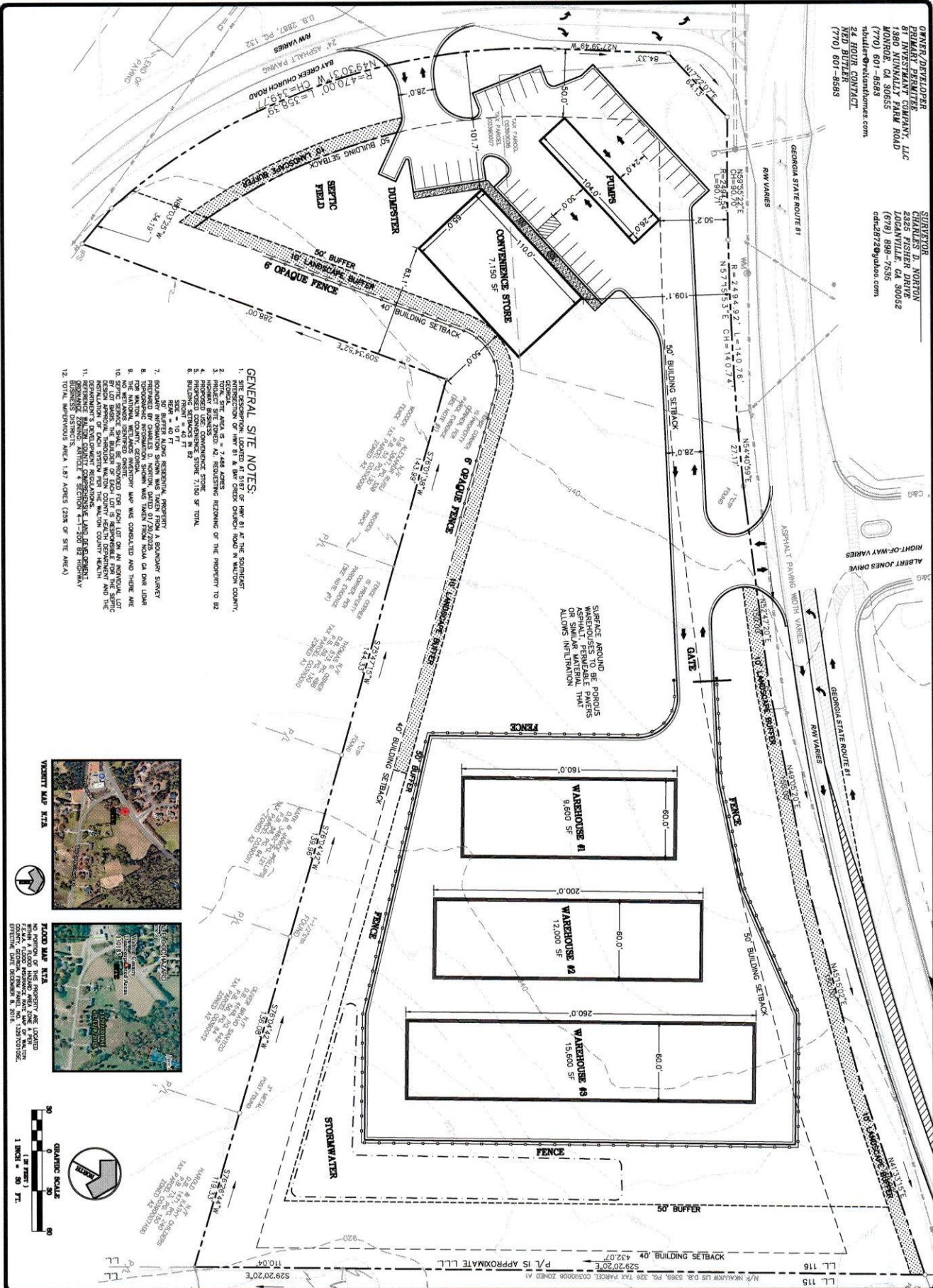
Revised Site Plan

Item 7.3.

OWNER/DEVELOPER
PRIMARY PERMITTEE
INVESTMENT COMPANY, LLC
 2225 N. STATE STREET
 SUITE 200
 HONOLULU, HI 96825
 (770) 601-8583
 mduffy@investmentcompany.com

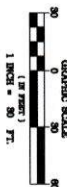
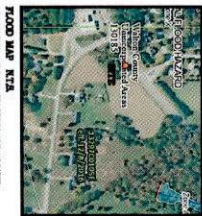
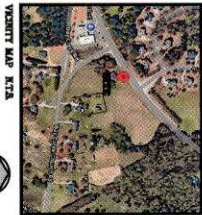
SURVEYOR
CHARLES D. NORTON
 2225 N. STATE STREET
 SUITE 200
 HONOLULU, HI 96825
 (770) 601-8583
 cdnorton@earthlink.net

24 HOUR CONTACT
NEED BUTLER
 (770) 601-8583



GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT 3187 HWY 81 AT THE SOUTHEAST INTERSECTION OF HWY 81 & BAY CREEK CHURCH ROAD IN WALTON COUNTY.
2. TOTAL SITE AREA IS 7.448 ACRES.
3. TOTAL LOT AREA IS 7.448 ACRES.
4. TOTAL LOT AREA IS 7.448 ACRES.
5. TOTAL LOT AREA IS 7.448 ACRES.
6. TOTAL LOT AREA IS 7.448 ACRES.
7. TOTAL LOT AREA IS 7.448 ACRES.
8. TOTAL LOT AREA IS 7.448 ACRES.
9. TOTAL LOT AREA IS 7.448 ACRES.
10. TOTAL LOT AREA IS 7.448 ACRES.
11. TOTAL LOT AREA IS 7.448 ACRES.
12. TOTAL LOT AREA IS 7.448 ACRES.



DATE	DESCRIPTION
5/25/26	CLIENT REVISIONS
5/18/26	CLIENT REVISIONS
4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
12/4/25	CLIENT REVISIONS

NO.	DATE	DESCRIPTION
1	5/25/26	CLIENT REVISIONS
2	5/18/26	CLIENT REVISIONS
3	4/7/26	CLIENT REVISIONS/ADD LEFT TURN LANE
4	12/4/25	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
FOR
BAY CREEK COMMERCIAL
 LOCATED IN
 3187 HWY 81 - LANDLOT 116 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA

RELANT
DAY DESIGN GROUP, Inc.

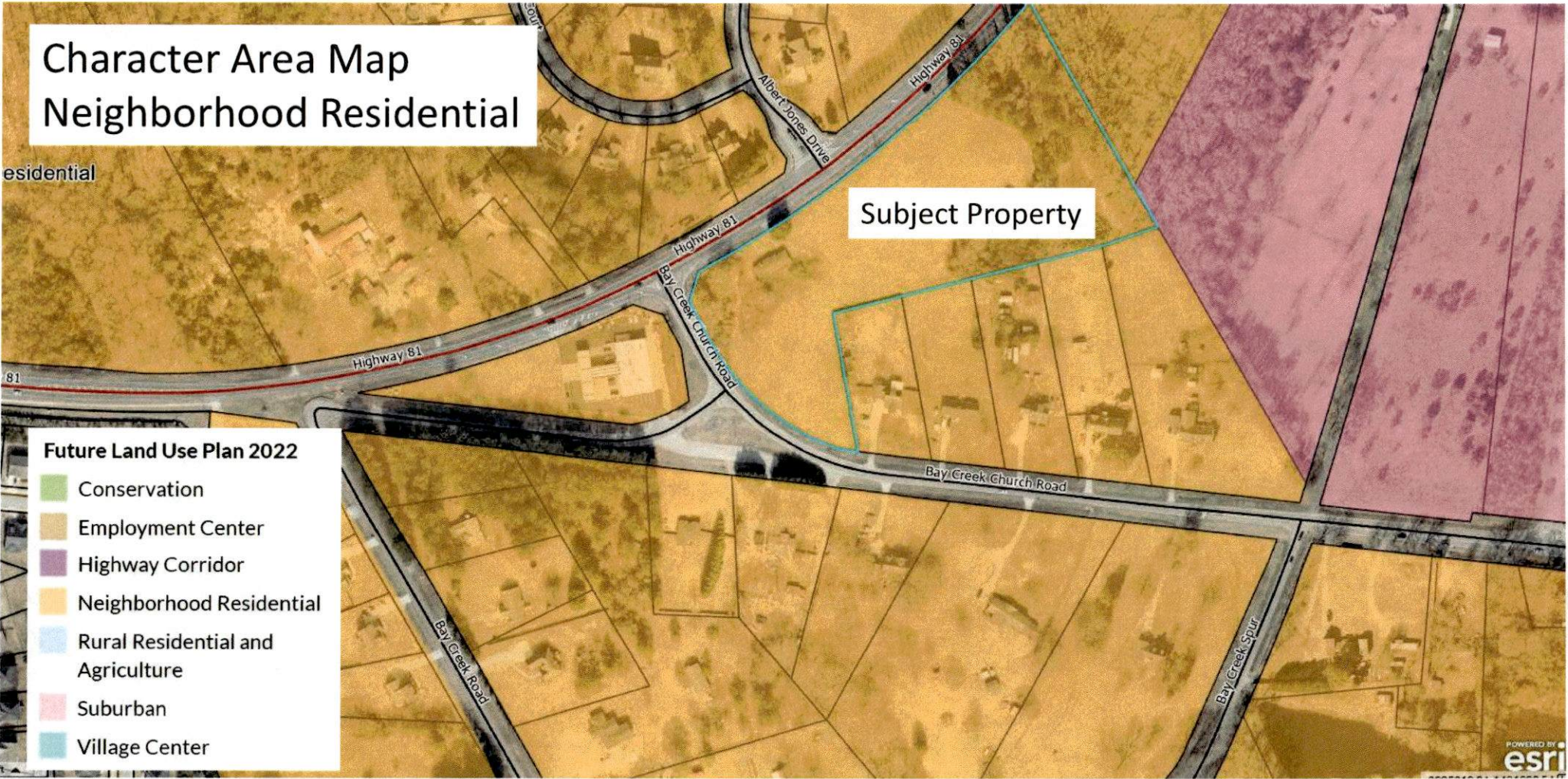
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
 P.O. BOX 848
 WOODBRIDGE, GA 30155
 (770) 271-4878
 www.daydesigngroup.com





Zoning Map 2







Andrea P. Gray LLC

Attorney at Law

May 19, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: 81 Investment Company, LLC
 Owner: 81 Investment Company, LLC
 Property: 5187 Hwy 81, Loganville GA
 Tax Parcel: C0390008
 Request to zone 7.486 acres from A2 to B2

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.

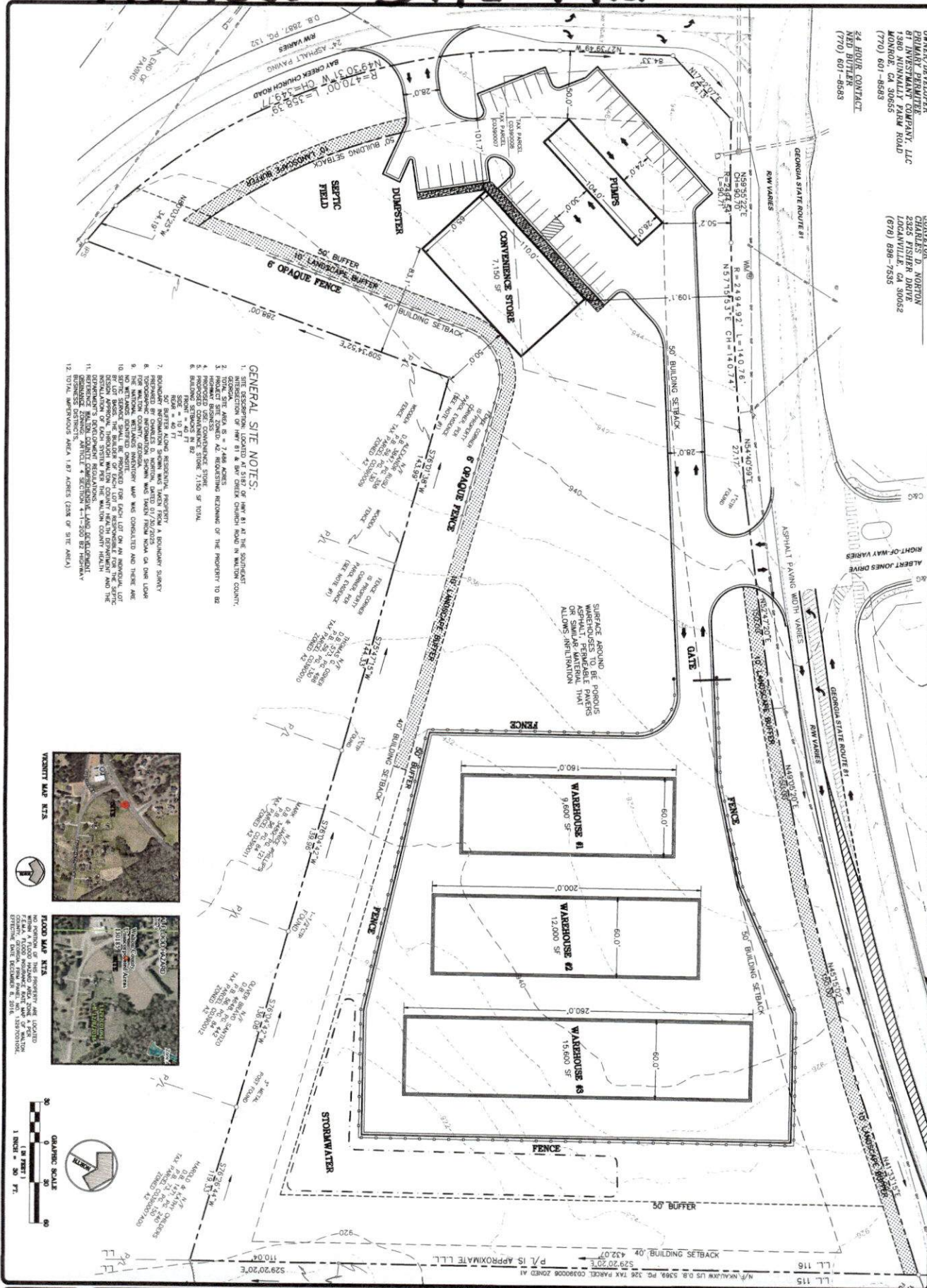


300 E Church Street, Monroe, GA 30655
 (678) 364-2384

Revised Site Plan

Case # 226-0156

Item 7.3.

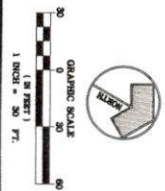
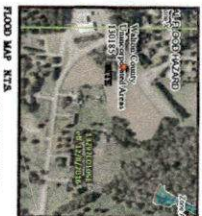


OWNER/DEVELOPER
PRIMATE PERMITTEE
81 INVESTMENT COMPANY, LLC
1386 MINNALLY PALM ROAD
MONROE, CA 90065
(770) 601-8583
24 HOUR CONTACT
NEED BUTLER
(770) 601-8583

SUPERVISOR
CHARLES D. NOTTON
2325 FISHER DRIVE
LOCALAVILLE, CA 90052
(678) 698-7535

GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT 5187 HWY 81 AT THE SOUTHWEST CORNER OF HWY 81 & BAY CREEK CHURCH ROAD IN WALTON COUNTY, GEORGIA.
2. PROJECT SITE ZONED: A2 REQUESTING REZONING OF THE PROPERTY TO BE REZONED TO CONCEPTUAL REZONING.
3. PROPOSED CONCEPTUAL STORE: 7,150 SF TOTAL.
4. PROPOSED CONCEPTUAL STORE: 7,150 SF TOTAL.
5. PROPOSED CONCEPTUAL STORE: 7,150 SF TOTAL.
6. PROPOSED CONCEPTUAL STORE: 7,150 SF TOTAL.
7. BOUNDARY SURVEY: A BOUNDARY SURVEY WAS CONDUCTED BY CHASE D. NOTTON, DATED 01/26/2023, FOR WALTON COUNTY, GEORGIA. THE SURVEY WAS CONDUCTED AND THERE ARE NO UNRESOLVED DISCREPANCIES. THE SURVEY WAS CONDUCTED AND THERE ARE NO UNRESOLVED DISCREPANCIES.
8. DESIGN APPROVAL: WALTON COUNTY HEALTH DEPARTMENT AND THE WALTON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.
9. DISTANCE SURVEY: A DISTANCE SURVEY WAS CONDUCTED BY CHASE D. NOTTON, DATED 01/26/2023, FOR WALTON COUNTY, GEORGIA. THE SURVEY WAS CONDUCTED AND THERE ARE NO UNRESOLVED DISCREPANCIES.
10. DISTANCE SURVEY: A DISTANCE SURVEY WAS CONDUCTED BY CHASE D. NOTTON, DATED 01/26/2023, FOR WALTON COUNTY, GEORGIA. THE SURVEY WAS CONDUCTED AND THERE ARE NO UNRESOLVED DISCREPANCIES.
11. DISTANCE SURVEY: A DISTANCE SURVEY WAS CONDUCTED BY CHASE D. NOTTON, DATED 01/26/2023, FOR WALTON COUNTY, GEORGIA. THE SURVEY WAS CONDUCTED AND THERE ARE NO UNRESOLVED DISCREPANCIES.
12. TOTAL DISTANCE SURVEY: 1.87 ACRES (28% OF SITE AREA).



NO.	DATE	DESCRIPTION
1	5/25/24	CLIENT REVISIONS
2	5/16/24	CLIENT REVISIONS/NEED LEFT TURN LANE
3	4/17/24	CLIENT REVISIONS
4	12/4/23	CLIENT REVISIONS

CONCEPTUAL REZONING PLAN
FOR
BAY CREEK COMMERCIAL
LOCATED IN
5187 HWY 81 - LANDLOT 116 - 4TH DISTRICT
WALTON COUNTY, GEORGIA

DAY DESIGN GROUP, Inc.

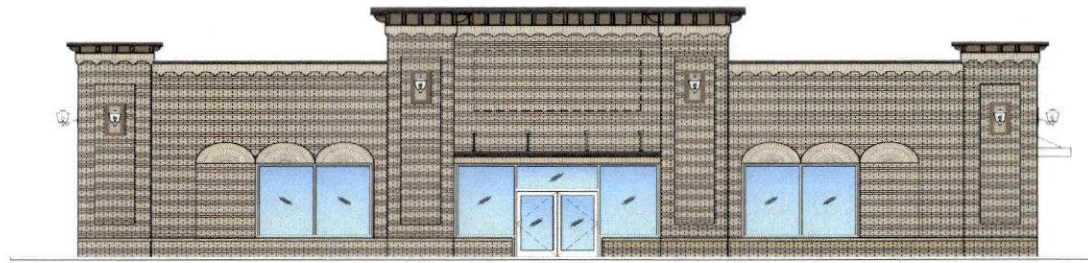
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
P.O. BOX 848 (770) 271-4676
BURLINGTON, GA 30515 (706) 588-8568



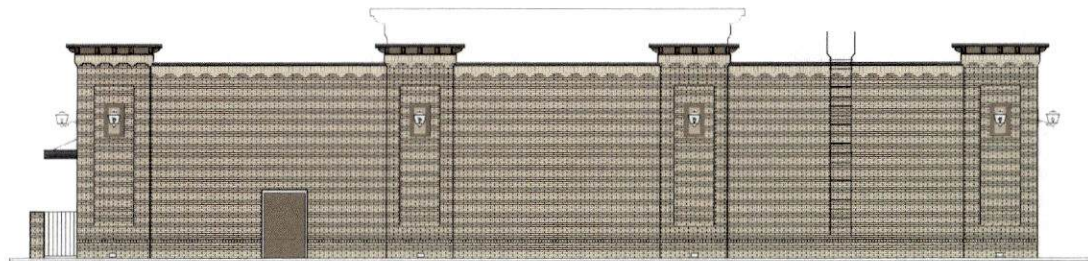
Representative Rendering

CONVENIENCE STORE + FUEL

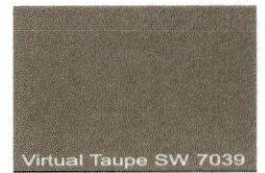
- 7,150 SF brick veneer building
- Motor fuel dispensing (gas + ≤ 2 diesel pumps)
- Brick Veneer
- High-quality architectural detailing



1 EXTERIOR ELEVATIONS (FRONT)
AS SHOWN SCALE: 1/4\"/>



2 EXTERIOR ELEVATIONS (REAR)
AS SHOWN SCALE: 1/4\"/>



BRACKETS / EIFS / TRIM: SHERWIN WILLIAMS
#SW7039
(EXAMPLE SHOWN)



PRIMARY EXTERIOR FACADE: BRICK VENEER
MANUFACTURER: CHEROKEE BRICK
STYLE/COLOR: ANSLEY PARK GEORGIA CLASSIC
(EXAMPLE SHOWN)

FOR CONSTRUCTION

BLD #

Representative Photos

Premium metal panel + stone veneer construction



Front Elevation — Roll-up Doors & Stone Base



Corner Elevation



Multi-Unit Building



Representative landscaping

Trip Generation Calculations
& Entrance Evaluation

For

Bay Creek Commercial
5187 Hwy 81, Loganville
Walton County, GA

PREPARED FOR:

Hwy 81 Investment Company, LLC
P.O. Box 200
Monroe, GA 30655

PREPARED BY:

ATG Civil, LLC
2070 Broadnax Mill Rd
Loganville, GA 30052

May 26, 2026

Table of Contents

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Section 2 – Background & Site Information

Section 3 – Conclusions

Section 4 – Exhibits

Section 1 Executive Summary

1.1 Executive Summary

This report analyzes the proposed commercial development located at the intersection of Hwy 81 and Bay Creek Church Road, just northeast of Loganville, GA in Walton County. The development includes a proposed 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will be accessed from both Hwy 81 and Bay Creek Church Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along both Hwy 81 and Bay Creek Church Road to support these added vehicle trips.

Hwy 81

The current traffic count along Hwy 81 is 10,600 vehicles per day. The posted speed limit along Hwy 81 in this area is 55 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 50 right turning vehicles
Requirements for center left turn lane: 150 left turning vehicles

Bay Creek Church Road

The current traffic count along Bay Creek Church Road is 3,760 vehicles per day. The posted speed limit along Bay Creek Church Road in this area is 50 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 150 right turning vehicles
Requirements for center left turn lane: 250 left turning vehicles

Trip Generation

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, we have calculated the total trips to the proposed development. The total trips generated by the proposed development are:

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

Total Right Turns into development = 233
Total Left Turns into development = 233

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Rd Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 250, a center left turn lane in the eastbound direction into the proposed development is not required.

Section 2

Background & Site Information

2.1 Purpose & Methodology

The purpose of this report is to analyze the entrances for the proposed development along Bay Creek Church Road and Hwy 81 in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure, existing traffic patterns, the proposed development design, criteria from the Georgia Department of Transportation's [GDOT] Driveway Design Manual and Institute of Transportation Engineer's [ITE] *Trip Generation Manual*, 12th Edition.

2.2 Proposed Development

The proposed development includes approximately 7.5 acres that will be zoned B2 Highway Business for the development of a 7,150 square foot convenience store with fuel pumps and 48,000 sf feet of warehouse and office/warehouse space. The proposed development will utilize two access points. One access point is proposed along Hwy 81 at approximately milepost 12.52 across from Albert Jones Drive. The other access point will be along Bay Creek Church Road about 275 feet south of Hwy 81. See attached Project Map, below.

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] sets forth criteria for analyzing proposed entrances and determining the need for auxiliary turn lanes to accommodate the vehicle trips that will be generated by a proposed development. The criteria for determining the need for turn lanes is based on existing traffic along the main roadway, number of lanes along the main roadway, posted speed limit along the main roadway and number of turns into the proposed development.

The subject development proposes utilizing two entrances. These entrances will be analyzed individually.

Bay Creek Church Road is a Walton County maintained roadway, but the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Bay Creek Church Road. Bay Creek Church Road is a two-lane road with a posted speed limit of 50 mph. It has a current traffic count of 3,760 vehicles per day. The thresholds for turn lanes for this roadway are shown in the tables below and highlighted in blue.

Highway 81 is a GDOT maintained roadway, so the criteria in the GDOT Driveway Manual will be used to determine the need for turn lanes for the entrance along Hwy 81. Hwy 81 is a two-lane highway with a posted speed limit of 55 mph. It has a current traffic count of 10,600 vehicles per day. The thresholds for turn lanes for this highway are shown in the tables below and highlighted in red.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

2.4 ITE Trip Generation for Proposed Development

The Institute of Transportation Engineers [ITE] has published their *Trip Generation Manual, 12th Edition* for guidance to calculate the proposed number of vehicle trips that will be generated by developments. For this project, the vehicle trips will be calculated for each use individual use and then the aggregate trip ends will be summarized for entrance analysis.

The proposed convenience store is 7,150 square feet with 4 pumps, 8 fueling positions. The ITE land use code for this proposed use is 945.

Approximately 9,600 square feet of the warehousing portion of the development is proposed for office warehouse. This use is typically associated with a specialty contractor that has a small number of employees in an office and warehouse storage to service the business. The ITE land use code for this proposed use is 180.

Approximately 38,400 square feet of the warehousing portion of the development is proposed for contractor storage. This use is typically associated with a specialty contractor, does not have an office in the building and is only used to store equipment and inventory to support their business. The ITE land use code for this proposed use is 150.

The summary of the ITE trip generation tool is shown in the table below.

Proposed Development				Weekday			
Proposed Use	ITE Land Use Code	Qty	Unit	Rate	Total	Entering	Exiting
Convenience Store	945	8.0	Fuel Islands	203.40	1,627	814	814
Office Warehouse	180	9.6	1,000 sf	9.82	94	47	47
Contractor Storage	150	38.4	1,000 sf	1.38	53	27	27
				Total =	1,774	888	888

The total trips for the proposed development will be split between the two entrances. Based on the current traffic patterns, it is assumed that the traffic to the convenience store will be split about 50/50 between the two entrances, while the traffic to the warehouses will be split approximately 80/20, with the majority using the Hwy 81 entrance. The table below summarizes the distribution of the trips between the two entrances.

Proposed Use	Total Trips	Hwy 81			Bay Creek Ch Rd		
		% Usage	Entering	Exiting	Entering	% Usage	Exiting
Convenience Store	1,627	50%	407	407	50%	407	407
Office Warehouse	94	80%	38	38	20%	9	9
Contractor Storage	53	80%	21	21	20%	6	6
		Totals =	466	466		422	422

Section 3 Conclusions

3.1 Conclusions

Hwy 81 Entrance

The estimated total number of turns into the proposed development from Hwy 81 is 466. These turns can be separated into:

Total Right Turns into development = 233

Total Left Turns into development = 233

Since the estimated number of daily right turns exceeds 50, a right turn deceleration lane in the northbound direction into the proposed development is required. Since the estimated number of daily left turns exceeds 150, a center left turn lane in the southbound direction into the proposed development is required.

Bay Creek Church Entrance

The estimated total number of turns into the proposed development from Bay Creek Church Rd is 422. These turns can be separated into:

Total Right Turns into development = 211

Total Left Turns into development = 211

Since the estimated number of daily right turns exceeds 150, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 250, a center left turn lane in the eastbound direction into the proposed development is not required.

Section 4 Exhibits

ITE Data for Convenience Store

DATA SOURCE: Trip Generation Manual, 12th Ed SEARCH BY LAND USE CODE: 945 LAND USE GROUP: (900-999) Services LAND USE: 945 - Convenience Store/Gas Station LAND USE SUBCATEGORY: GFA (5.5-10k) SETTING/LOCATION: General Urban/Suburban INDEPENDENT VARIABLE (IV): Vehicle Fueling Positions TIME PERIOD: Weekday TRIP TYPE: Vehicle ENTER IV VALUE TO CALCULATE TRIPS: 8 Calculate	DATA STATISTICS Land Use: Convenience Store/Gas Station - GFA (5.5-10k) (945) Click for Description and Data Plots Independent Variable: Vehicle Fueling Positions Time Period: Weekday Setting/Location: General Urban/Suburban Trip Type: Vehicle Number of Studies: 23 Avg. Num. of Vehicle Fueling Positions: 19 Average Rate: 203.35 Range of Rates: 55.53 - 400.33 Standard Deviation: 75.82 Fitted Curve Equation: Not Given R²: **** Directional Distribution: 50% entering, 50% exiting Calculated Trip Ends: Average Rate: 1627 (Total), 813 (Entry), 814 (Exit)
---	--

ITE Data for Office Warehouse

DATA SOURCE:
Trip Generation Manual, 12th Ed ▼

SEARCH BY LAND USE CODE:
180 

LAND USE GROUP:
(100-199) Industrial ▼

LAND USE :
180 - Specialty Trade Contractor ▼

LAND USE SUBCATEGORY:
All Sites ▼

SETTING/LOCATION:
General Urban/Suburban ▼

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA ▼

TIME PERIOD:
Weekday ▼

TRIP TYPE:
Vehicle ▼

ENTER IV VALUE TO CALCULATE TRIPS:
9.6

DATA STATISTICS

Land Use:
Specialty Trade Contractor (180) [Click for Description and Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
20

Avg. 1000 Sq. Ft. GFA:
6

Average Rate:
9.82

Range of Rates:
3.00 - 43.33

Standard Deviation:
8.56

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 94 (Total), 47 (Entry), 47 (Exit)

ITE Data for Contractor Storage

DATA SOURCE:

Trip Generation Manual, 12th Ed ▼

SEARCH BY LAND USE CODE:

150



LAND USE GROUP:

(100-199) Industrial ▼

LAND USE :

150 - Warehouse ▼

LAND USE SUBCATEGORY:

All Sites ▼

SETTING/LOCATION:

General Urban/Suburban ▼

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA ▼

TIME PERIOD:

Weekday ▼

TRIP TYPE:

Vehicle ▼

ENTER IV VALUE TO CALCULATE TRIPS:

38.4

Calculate

DATA STATISTICS

Land Use:

Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

81

Avg. 1000 Sq. Ft. GFA:

554

Average Rate:

1.38

Range of Rates:

0.15 - 16.93

Standard Deviation:

1.05

Fitted Curve Equation:

 $T = 1.56(X) - 97.97$ R^2 :

0.69

Directional Distribution:

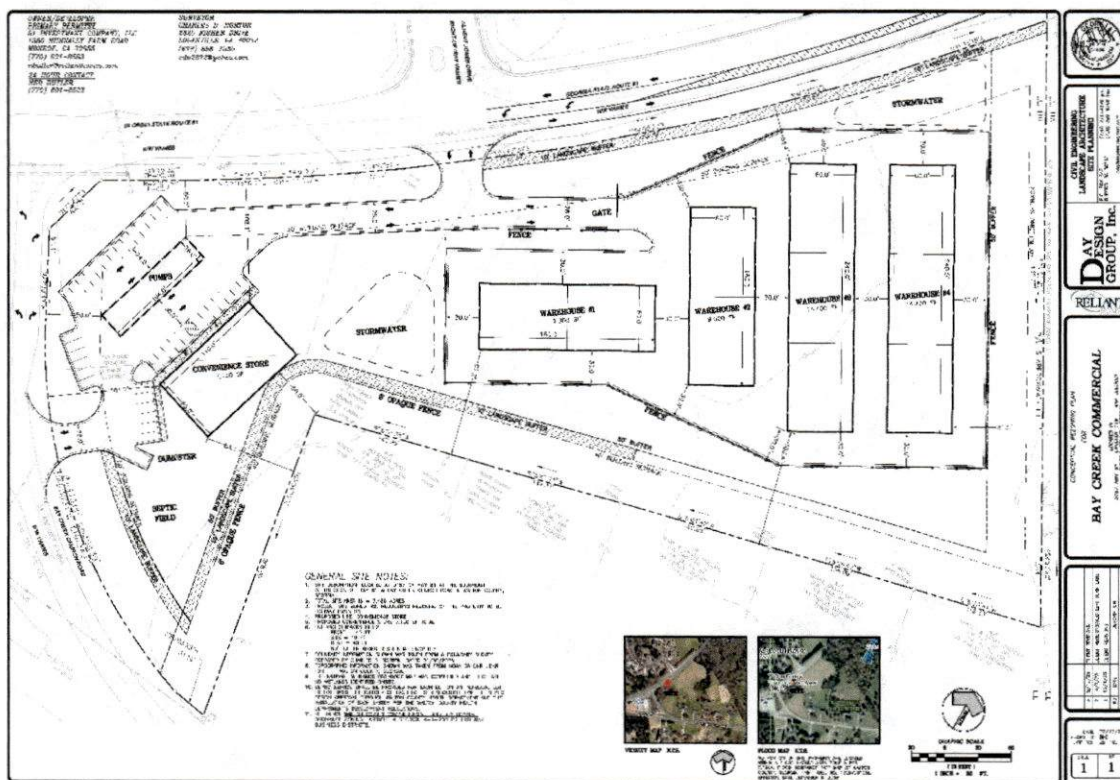
50% entering, 50% exiting

Calculated Trip Ends:

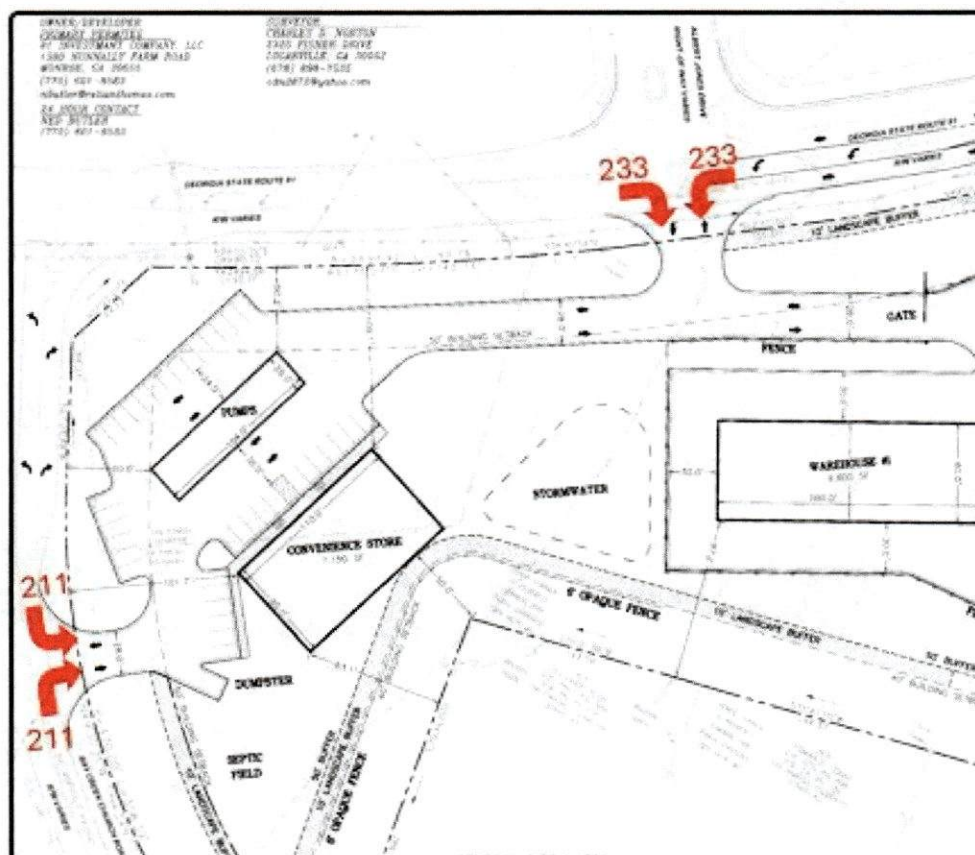
Average Rate: 53 (Total), 26 (Entry), 27 (Exit)

Fitted Curve: Not Available

Project Map



Entrance Drawing with turn counts





GRUBMAN
WARNER
BERRY

www.gwbfirm.com

July 9, 2026

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Tel: 404-233-4171
Fax: 404-261-2842

Direct: 404-797-5525
hhilliard@gwbfirm.com

Walton County Planning Commission
c/o Walton County Planning & Development Department
126 Court Street
Monroe, Georgia 30655

Re: Opposition to Rezoning Application – 5187 Highway 81 & Bay Creek Church Road
Applicant: 81 Investment Company, LLC
Request: Rezoning from A-2 to B-2 for Convenience Store with Fuel Pumps and Office Warehouse/Contractor Storage

Dear Members of the Planning Commission:

This firm represents 5141 Foodmart Inc., the owner and operator of the existing service station located near the subject property. We acknowledge at the outset that our client has a business interest in this matter. However, our opposition is not based merely on competition. If this were only a private business dispute between two commercial operators, we would not be asking the County to deny the application. Our objection is based on legitimate land use, zoning, compatibility, neighborhood, traffic, safety, intensity, and public welfare concerns that exist independently of our client's competitive interest.

The subject property consists of approximately 7.486 acres located at 5187 Highway 81 and Bay Creek Church Road. In 2025, a prior application sought rezoning from A-2 to B-2 for a convenience store and warehouse buildings. The County's 2025 Planning Commission agenda identified the applicant/owner as Blue Eagle Land Investments, LLC, and listed the property as Map/Parcel C0390008 in District 1. The current application is now brought by 81 Investment Company, LLC, but it concerns the same property and seeks substantially the same commercial zoning and development concept: a convenience store with fuel pumps and office warehouse/contractor storage.

The history of this matter is important. In 2025, the surrounding community organized in opposition to this proposed commercial development. Neighbors appeared, participated in meetings, and made clear that they did not want this use at this location. The concerns expressed were not abstract or manufactured. They involved the practical impacts of placing a gas station, convenience store, and storage/warehouse development at this location: increased commercial intensity, traffic, safety concerns, neighborhood compatibility, lighting, security, and the long-term change in character that B-2 zoning would bring.

After those meetings, and after the community had organized and appeared, the prior applicant waited until the evening of the Planning Commission hearing to announce that the application would be withdrawn. As a result, the community did not receive a final vote on the merits. The opposition did not disappear; the application simply went away for a time.

Now, less than a year later, the same essential proposal has returned. The applicant name has changed, and the current application now expressly acknowledges fuel pumps. That corrected notice language may address one of the procedural concerns raised last year, but it does not address the underlying land use problem. The County is still being asked to convert an A-2 property into a B-2 commercial site anchored by a gas station/convenience store and contractor storage/warehouse uses.

This feels like an effort to wear the community down. The neighbors spoke clearly in 2025. They opposed this development then, and the same basic development concept should not become more acceptable simply because it has been refiled under a different applicant name and with a revised description. The Planning Commission should not reward a strategy that forces residents to repeatedly organize, repeatedly appear, and repeatedly defend the same neighborhood interests against substantially the same commercial proposal.

The requested B-2 zoning is too intense for this location. A gas station/convenience store is not a passive use. It brings frequent vehicle turnover, fuel deliveries, lighting, signage, trash generation, pedestrian activity, potential loitering, and customer activity that may extend beyond normal neighborhood hours. The contractor storage/warehouse component adds additional commercial intensity, including tenant access, loading and unloading, storage-related trips, and security concerns. Considered together, these uses create a commercial development pattern that is materially inconsistent with the surrounding residential and neighborhood character.

The combination of a convenience store/fuel station and storage/warehouse uses on the same site is especially problematic. A storage facility is a place where users may come and go, remain on site for some period of time, load and unload property, and access enclosed storage or contractor spaces. A convenience store with fuel pumps creates a different type of activity: short-term customer turnover, transient traffic, and the potential for loitering around the store and pump area. Putting those uses together increases operational and security concerns. The County should evaluate the cumulative impact of the development, not each component in isolation.

The Planning Commission should also consider the community's prior petition and organized opposition. The residents' concerns remain relevant. The passage of several months does not erase the neighborhood's stated position. The community opposed this proposal when it was first brought forward, and there has been no meaningful change that resolves the basic incompatibility between the proposed commercial intensity and the surrounding area.

Traffic is not the only issue, and we do not suggest that traffic alone must control the decision. But traffic is plainly relevant to the broader land use inquiry. A convenience store with fuel pumps and contractor storage creates more trips, more turning movements, more site circulation, and more potential conflict points than the current zoning condition. Those impacts relate directly to whether the rezoning promotes the public health, safety, morals, and general welfare.

The applicant's corrected description of fuel pumps does not make the use appropriate. It simply makes clear what the community was concerned about from the beginning: this is a gas station/convenience store proposal combined with commercial storage/warehouse uses. The County should evaluate the application based on that reality.

For these reasons, our client respectfully requests that the Planning Commission recommend denial of the rezoning application. The proposed rezoning is incompatible with the surrounding area, too

intense for this location, contrary to the expressed concerns of the community, and not shown to promote the public health, safety, morals, or general welfare of Walton County.

Finally, should the Planning Commission or Board of Commissioners recommend approval or approve the application over these objections, our client expressly preserves and asserts all procedural, statutory, constitutional, and equitable objections and claims available under Georgia law, the Walton County ordinances, the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., the Georgia Constitution, and the United States Constitution, including but not limited to objections and claims based upon lack of substantial evidence, arbitrary and capricious governmental action, failure to promote the public health, safety, morals, and general welfare, denial of procedural due process, denial of substantive due process, denial of equal protection, unconstitutional taking or damaging of property rights, violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia, violation of the Fifth and Fourteenth Amendments to the United States Constitution, and any claims available under 42 U.S.C. § 1983. No appearance, statement, participation, or submission by our client or its counsel shall be deemed a waiver of any such objections, claims, remedies, or rights, all of which are expressly reserved.

Respectfully submitted,



Joseph J. Siegelman

Cc: M. Hakim Hilliard, Esquire
File



Andrea P. Gray LLC

Attorney at Law

July 28, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: 81 Investment Company, LLC
Owner: 81 Investment Company, LLC
Property: 5187 Hwy 81, Loganville GA
Tax Parcel: C0390008
Request to zone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage
Application filed: May 28, 2026

Response to letter received

Dear Ms. Parr:

Applicant respectfully requests that this letter be included in the rezoning record as a response to the July 9, 2026 correspondence submitted by Joseph Siegelman on behalf of 5141 Foodmart, Inc. ("Foodmart").

81 Investment Company, LLC ("Applicant") seeks approval of a development that is consistent with the Walton County Future Land Use Plan and will provide an attractive commercial development offering needed services, employment opportunities, and additional sales and property tax revenue for Walton County. While Foodmart's correspondence raises several objections to the application, many of those assertions are inconsistent with the history of this matter and the applicable planning documents. Applicant believes it is important that the Board have a complete and accurate record before making its decision.

Applicant recognizes that Foodmart, through its affiliated convenience store and fuel station located immediately across Bay Creek Church Road from the Subject Property, has a legitimate business interest in this application as the operator of an existing competing commercial use. As a direct competitor, Foodmart is certainly entitled to express its views regarding the proposed development. Nevertheless, the Board should evaluate those comments in light of that competitive interest and determine this application based upon the Comprehensive

Plan, the evidence contained in the record, and the applicable standards governing rezoning decisions.

Compatibility of the Proposed Use

Foodmart argues that Applicant's proposed use is incompatible with the surrounding area. However, the existing development pattern demonstrates otherwise. Foodmart appears to be affiliated with the convenience store and fuel station operating on approximately 1.84 acres located directly across Bay Creek Church Road from the Subject Property (the "Neighbor"). Although Walton County tax records identify the owner of that property as 5141 Investments, LLC, Foodmart appears to have an operational relationship with that business.

Applicant seeks the same B-2 zoning classification that currently exists on the Neighbor's property. The proposed convenience store with fuel pumps is substantially similar to the existing commercial use immediately across the intersection, while the office warehouse/contractor storage component is a permitted B-2 use. The surrounding area also contains additional B-2 and B-3 properties along the Highway 81 corridor within approximately one mile of Applicant's property.

Accordingly, the proposed land use is neither novel nor inconsistent with the character of the area. Rather, it represents a logical extension of the existing commercial corridor and is consistent with the Neighborhood Residential designation of the Walton County Future Land Use Plan, which expressly contemplates B-2 commercial uses in appropriate locations.

Applicant's Efforts to Address Community Concerns

The parties do agree on one point: the history of this application is relevant.

The record demonstrates that Applicant and its representatives made substantial efforts to engage neighboring property owners and respond to their concerns before refiling the application.

An affiliate of Applicant initially submitted a rezoning application for the same property and use in 2025. During that process, neighboring property owners expressed concerns regarding traffic, buffering, and visual impacts. Those concerns were communicated directly to project representative Ned Butler, who met with neighbors following the Planning Commission meeting, obtained their contact information, and subsequently hosted a neighborhood meeting to hear those concerns firsthand.

Rather than continue pursuing the original application, the Applicant voluntarily withdrew it in order to evaluate the issues raised and determine what modifications could reasonably be incorporated into the project.

Based upon the feedback received, Applicant undertook a number of significant revisions before refiling, including:

- Submitting the development plans to the Georgia Department of Transportation, incorporating GDOT's comments, and revising the plans to include required turn lane improvements on both Highway 81 and Bay Creek Church Road.
- Commissioning a professional traffic impact study prepared by ATG Civil, LLC, which concludes that the required roadway improvements will accommodate traffic generated by the proposed development.

- Update the site plan to reflect enhanced landscaping, buffering, and fencing along Highway 81, Bay Creek Church Road, and adjoining residential properties to improve visual screening and compatibility.
- Clarifying operational limitations within the application and site plan, including:
 - the warehouse area will be separately fenced with a single gated entrance, security cameras, and coded tenant access;
 - there will be no outdoor storage;
 - there will be no tractor-trailer parking.

These revisions required considerable additional time and expense but were made specifically in response to concerns expressed by neighboring property owners.

Before the revised application was submitted, ownership of the property was transferred to 81 Investment Company, LLC for business purposes, and Applicant retained the undersigned to assist with the preparation and filing of the updated application. Mr. Butler has remained actively involved throughout the process.

Notice to Neighboring Property Owners

On June 4, 2026, approximately five weeks before the Planning Commission hearing, Mr. Butler emailed the neighboring property owners, as well as Mr. Siegelman's law partner, Hakim Hilliard, advising them that the application had been refiled and explaining the revisions that had been made in response to prior discussions. A copy of that correspondence is attached as **Exhibit A**.

In addition to this direct communication, notice of the application was provided through the County's customary procedures, including:

- publication in the *Walton Tribune*;
- posting of the required rezoning sign on the property; and
- mailed notices from Walton County to adjoining property owners.

Accordingly, the record reflects that neighboring property owners received multiple forms of notice regarding the pending application.

Response to Foodmart's Position

Applicant also notes that Foodmart's compatibility concerns should be considered in the context of its existing commercial operations immediately across Bay Creek Church Road. The convenience store and fuel station operating on the adjoining B-2 property demonstrates that commercial uses of this nature have already been established at this intersection.

While Foodmart is certainly entitled to express its views regarding this application, the Board's decision should be guided by the County's Comprehensive Plan, existing zoning patterns, the evidence contained in the application, and the substantial revisions Applicant voluntarily made in response to community feedback.

Conclusion

The history of this application reflects an Applicant that listened to neighboring property owners, voluntarily withdrew its original application, invested significant time and resources to address concerns, coordinated with GDOT, commissioned a traffic study, enhanced buffering and operational restrictions, and provided advance notice of the revised application.

For these reasons, Applicant respectfully requests that this response be incorporated into the rezoning record and considered by the Board of Commissioners. Applicant further requests that the Board adopt the Planning Commission's recommendation and approve the requested rezoning subject to the recommended conditions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Gray', with a long horizontal flourish extending to the right.

Andrea Gray
Applicant's Representative

Rezone application Hwy 81 and Bay Creek Road



Ned Butler

To 

Bcc  'barbara@thehouseofsold.com';  'pattimac@bellsouth.net';  'carriegrillo@gmail.com';  'sgrillo817@gmail.com';  'hhilliard@cglawfirm.com'

  Reply  Reply All  Forward  

Thu 6/4/2026 3:37 PM

 BayCreek-Rezone-concept-5-27-26.pdf

5 MB

Dear Neighbor,

Thank you for attending our public meeting last year and for the feedback you shared regarding the proposed commercial development at 5187 Highway 81. I wanted to follow up personally and let you know where things stand.

Following our meeting, I pursued two prospective single-tenant users for the warehouse portion of the property but neither ultimately decided to move forward. In the meantime, we do have ongoing interest in the office warehouse/contractor storage use, and so we are proceeding with the rezoning application as originally conceived, a convenience store with fuel pumps and office warehouse/contractor storage.

I recognize this is not the outcome some of you were hoping for, and I want you to know that your concerns about traffic and security have directly shaped how we've approached this application:

- We submitted our site plan to GDOT, received their comments, and have revised the plan to incorporate their requirements, including turn lane improvements on both Highway 81 and Bay Creek Church Road.
- We commissioned a formal traffic study, prepared by ATG Civil, LLC, which has been included in our application. The study demonstrates that the required road improvements will be constructed to handle traffic generated by the development.
- We have added landscape buffers and fencing along Highway 81, Bay Creek Church Road, and adjacent to neighboring residential properties to provide visual screening and security separation between uses.
- The warehouse area will be independently fenced with a single gated entry, security cameras, and coded access limited to individual tenants — designed to minimize any concerns about unauthorized activity.
- There will be no outside storage.
- There will be no tractor trailer parking or fuel pumps.

I believe this application represents a thoughtful, well-documented approach to developing a property that is well-suited for commercial use at an established commercial intersection. That said, I understand you may have questions or continued concerns, and I am happy to discuss them directly.

The application is now before the Walton County Planning Commission, and a land use attorney will be representing us at the hearings. I encourage you to review the application materials or reach out to me directly if you'd like to talk through any aspect of the project.

Sincerely,

Ned Butler



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 678-373-0536

 200 Michael Etchison Rd | Monroe, GA 30655
PO Box 200 Monroe GA 30655

NED BUTLER

Vice President

Walton County Department Agenda Request

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **08/04/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **2025**

TOPIC: **Loganville Christian Academy Agreement**

Wording For Agenda: **Agreement Renewal with LCA**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation: **Assignment of one FT SRO**

Additional Documentation Attached? **Copy of Agreement**

Is review of this request or accompanying documentation by the County Attorney required? **Yes**

If so, has a copy of the documentation been forwarded to County Attorney? **Yes**

Date forwarded to County Attorney: **07/27/2026**

Has the County Attorney review been completed? **No**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

SCHOOL RESOURCE OFFICER SERVICE AGREEMENT BETWEEN:
LOGANVILLE CHRISTIAN ACADEMY
AND
THE WALTON COUNTY SHERIFF'S OFFICE
FOR
THE SCHOOL RESOURCE OFFICER PROGRAM

This Agreement is made and entered into on this _____ day of _____,
 _____ by and between Loganville Christian Academy ("LCA") and the Walton
 County Sheriff's Office ("WCSO").

WITNESSETH

A. LCA and WCSO desire to collaborate to provide law enforcement and safety services to the school community.

B. Both parties recognize that the School Resource Officer (SRO) Program provides outstanding benefits to the citizens of Walton County, particularly to the students, faculty, and staff of LCA.

Now, therefore, in consideration of the mutual promises and covenants contained in this agreement, LCA and WCSO agree to the following terms:

ARTICLE I: Program Establishment

The School Resource Officer (SRO) Program is established at Loganville Christian Academy for each 180-day school calendar year.

ARTICLE II: Rights and Duties of the Sheriff

The Sheriff's Office shall provide a Deputy Sheriff (referred to as the **SRO**) according to the following guidelines:

A. Number & Oversight of SROs

1. **Assignment:** The Sheriff will assign one (1) regularly employed Deputy Sheriff to LCA.
2. **Supervision:** The Sheriff will assign the Youth Investigations Commander to supervise the SRO. The Commander will conduct scheduled and unscheduled campus visits and perform the following oversight duties:

- Approving reports, providing leadership, training, and direction.
- Conducting performance evaluations for the SRO.
- Analyzing campus statistics and identifying problem areas.
- Establishing a strong working relationship with LCA Administration.
- Coordinating traffic control plans.
- Providing monthly reports to the Sheriff.
- Overseeing major school functions and maintaining accurate school crime reports.
- Managing SRO time cards, including overtime and compensatory time.
- Serving as the primary liaison between LCA and the Sheriff's Office.

B. Regular Duty Hours

1. **Standard Hours:** The SRO will be assigned to LCA on a full-time basis when school is in regular session.
 - The SRO will be on campus **30 minutes before classes start until 30 minutes after classes are dismissed.**
 - During their shift, the SRO may temporarily leave campus to perform necessary law enforcement duties or assignments.
 - The Sheriff (or designee) may temporarily reassign the SRO during school holidays, vacations, or during county-wide law enforcement emergencies.
2. **Flexible Hours:** Working hours may be adjusted for scheduled campus activities requiring a law enforcement presence, subject to prior approval by the SRO's supervisor.
3. **Training Absence:** The SRO will be permitted to leave campus to attend training mandated by the Sheriff's Office or the Georgia Peace Officer Standards and Training (P.O.S.T.) Act.

C. Overtime & Special Events

1. **County-Approved Overtime:** Overtime authorized and approved by WCSO will be paid by WCSO under standard county procedures.
2. **School-Requested Events:** When requested by the LCA Headmaster or Administrator to work outside of normal hours (such as for sporting events, special projects, or after-school activities), the SRO shall do so as part of a special agreement contracted for

security details with LCA. LCA will be expected to supplement any additional compensation directly to the SRO for these events.

D. Duties and Responsibilities of the SRO

1. At Loganville Christian Academy:

- **Guest Instruction:** Act as a guest speaker/instructor for specialized, short-term classroom programs when invited by the Headmaster, Administrator, or faculty.
- **Juvenile Investigations:** Assist with off-campus investigations involving LCA students.
- **Law Enforcement Action:** Take immediate emergency law enforcement action when necessary. The SRO will notify the Headmaster or Administrator of any such action as soon as practically possible.
- **Trespassers & Unwanted Guests:** At the request of the Headmaster or Administrator, take legal action against trespassers, unwanted guests, or disruptive individuals on campus or at school-sponsored functions.

2. General SRO Responsibilities:

- **Coordination:** Coordinate all activities with the Headmaster/Administrator and seek permission and guidance before starting any new program on campus.
- **Education:** Develop educational materials to teach students and staff about the law and the role of law enforcement.
- **Traffic Control:** Manage and direct traffic on LCA campus grounds.
- **Consultation:** Make themselves available for meetings with parents, students, and faculty to address law enforcement or crime prevention concerns.
- **Safety Planning:** Help school administration develop safety and emergency plans to prevent or minimize dangerous situations on campus.
- **No School Discipline:** The SRO is not a school disciplinarian. School discipline is the sole responsibility of LCA Administration. However, if the administration believes a law has been violated, they may contact the SRO, who will determine if law enforcement action is necessary.

- o **Prohibited Duties:** The SRO will not be assigned routine, non-police duties such as lunchroom monitoring, hall monitoring, or bus loading supervision. The SRO may briefly assist in these areas only if a specific safety issue arises.

ARTICLE III: Program Financing

LCA operates on a 180-day school calendar.

- LCA agrees to pay \$ 66,897.46 as its financial share for the SRO Program. This contract remains open for future funding negotiations.
- Funds provided by LCA for these services will be paid in two separate payments of \$ 33,448.73 to be paid to the Sheriff's Office each semester of the given school year, once in August and again in January, for a total of \$ 66,897.46.

ARTICLE IV: Employment Status

The SRO is and shall remain an employee of the Walton County Sheriff's Office and is not an employee of Loganville Christian Academy. Both parties agree that the SRO remains strictly bound by the rules, regulations, and chain of command of the Walton County Sheriff's Office.

ARTICLE V: SRO Qualifications and Appointment

A. Recruitment: The Youth Investigations Division Commander is responsible for interviewing and evaluating prospective SROs.

B. Minimum Requirements: SRO applicants must:

1. The applicant must be a volunteer for the position of School Resource Officer.
2. Be a Deputy II with a preferred minimum of two (2) years of law enforcement experience.
3. Have completed the standard 40-hour School Resource Officer training course.

C. Evaluation Criteria: The Division Commander will also evaluate candidates based on their knowledge, experience, training, education, professional appearance, attitude, and communication skills.

D. Final Selection: The Commander will forward recommended candidates to the Sheriff (or his designee), who will make the final appointment.

ARTICLE VI: Performance, Dismissal, and Replacement

A. Performance Concerns: If the LCA Headmaster/Administrator determines that the assigned SRO is not performing their duties effectively, they must submit a written request for removal to the Division Commander (or SRO supervisor) stating the reasons.

- o The Division Commander (or designee) will meet with the SRO to resolve the issue.
- o School staff members may be asked to attend this meeting.
- o If the issue cannot be resolved within a reasonable timeframe, the SRO will be removed from LCA and a replacement will be provided.

B. Sheriff's Discretion: The Division Commander may dismiss or reassign an SRO at any time based on Department Policy, General Orders, or if it is in the best interest of LCA and the Sheriff's Office.

C. Temporary/Permanent Replacement: If an SRO resigns, is dismissed, is reassigned, or is on long-term leave, the Sheriff's Office will provide a temporary replacement within **ten (10) school days** of receiving notice of the vacancy. A permanent replacement will be recommended as soon as practical.

ARTICLE VII: Good Faith

LCA, the Sheriff's Office, and their respective employees agree to cooperate in good faith to fulfill the terms of this agreement. Any unforeseen challenges, questions, or disputes will be resolved through amicable negotiation between the Sheriff, the LCA Headmaster/Administrator, or their designees.

WALTON COUNTY SHERIFF'S OFFICE:

SHERIFF

DATE

LOGANVILLE CHRISTIAN ACADEMY:

HEADMASTER/ADMINISTRATOR

DATE

Walton County Department Agenda Request

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **08/04/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **2025**

TOPIC: **MedTrust, LLC - Amendment #1**

Wording For Agenda: **MedTrust, LLC Amendment - Inmate Per Day Rate Increase**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Amendment**

Is review of this request or accompanying documentation by the County Attorney required? **Yes**

If so, has a copy of the documentation been forwarded to County Attorney? **Yes**

Date forwarded to County Attorney: **07/27/2026**

Has the County Attorney review been completed? **No**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? **Yes - Increase is 0.16 cents to account for annual increase of medical malpractice premium**

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

**FIRST AMENDMENT TO THE HEALTH SERVICES AGREEMENT
BETWEEN WALTON COUNTY AND MEDTRUST, LLC**

This contract amendment is entered into on the date last set forth below by and between Walton County (hereinafter called "County") and Medtrust, LLC, a Texas limited liability company d.b.a. MedHealth (hereinafter referred to as "MedHealth"), which parties do hereby agree as follows:

WHEREAS, County and MedHealth have a Contract for Health Services in the Walton County Jail ("the Contract") with a commencement date of September 15, 2025; and

WHEREAS, both parties desire to execute this First Amendment to the Contract to adjust compensation for another contract period in accordance with Article VII of the Contract to account for the annual increase in medical malpractice insurance; and

WHEREAS, this First Amendment will run through June 30, 2027:

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties to amend the Contract as follows:

- a. Article VII of the Contract is amended as follows: the per inmate per day rate of \$27.48 is increased by 0.16 cents for a new rate \$27.64 to cover the increase in medical malpractice premium.
- b. The rate of \$27.64 is effective as of July 1, 2026 and will continue until modified by mutual agreement of the parties.
- c. The Cap set forth in section 1.5 of the Contract shall refresh (i.e., a new cap will start at zero for the First Amendment period) as of July 1, 2026.
- d. All other terms and conditions of the Contract shall continue in full force and effect.

Medtrust, LLC, dba
MedHealth

Board of Commissioners
Walton County, Georgia

Signature

Commissioner

Ken Palombo

Name (printed)

Commissioner

President

Title

Commissioner

Walton County Department Agenda Request

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **08/04/2026**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Summit Food Service, LLC - Amendment #1**

Wording For Agenda: **Summit Food Service Amendment - Pathways Inmate Educational Training Program**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Amendment**

Is review of this request or accompanying documentation by the County Attorney required? **Yes**

If so, has a copy of the documentation been forwarded to County Attorney? **Yes**

Date forwarded to County Attorney: **07/27/2026**

Has the County Attorney review been completed? **No**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? **No - the \$55 per Inmate Certification will be paid from Inmate Funds**

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

AMENDMENT #1 TO THE FOOD SERVICE AGREEMENT

This Amendment is made and entered into by and between Sheriff of Walton County Georgia ("Client"), and Summit Food Service, LLC ("Company") (collectively "the Parties").

WHEREAS, the Parties have entered into a certain Food Service Agreement (the "Agreement"), effective October 1, 2025;

WHEREAS, the Parties now desire to amend said Agreement upon the terms and conditions stated herein.

NOW, THEREFORE, the Parties, intending to be legally bound hereby, mutually agree as follows:

1. **Financial Arrangement.** Section 7.10 of the Agreement shall be added as follows:

7.10 Pathways Inmate Educational Training Program. Company agrees to provide its foodservice and culinary training that helps create new employment pathways for detainees in their life after release. In conjunctions with the County, Selected inmates can interview for the program and once approved participate accordingly. Company will monitor progress and report to the County Administration quarterly as to each participant's progress. Company will provide a Certificate of Completion to be given to the participant by the Client and held by the Client until the participant is released as which time returned to the participant for use when seeking employment. Company will charge, and Client will pay Company's Level 2 lesson plan for a total of \$55.00 per inmate student for its four (4) week program. .

2. All capitalized terms not defined herein shall have the meanings given to such terms in the Agreement.
3. To the extent there is any inconsistency between the Agreement and this Amendment, the provisions of this Amendment shall prevail with respect to matters expressly set forth in this Amendment, and the Agreement shall prevail with respect to all other matters. No representations, inducements, or agreements, oral or in writing, between the parties with respect to such matters, unless contained in the Agreement or this Amendment, shall be of any force or effect.
4. Except as expressly amended herein, all other terms of the Agreement are hereby ratified and confirmed and will continue in full force and effect, and the parties hereby ratify and confirm the terms of the Agreement, as modified by this Amendment.

5. Counterparts; Electronic Delivery. This Amendment may be signed in one or more counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same document with the same effect as if such signatures were upon the same instrument. Counterparts may be delivered via facsimile, electronic mail (including PDF or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docusign.com), or other transmission method, and any counterpart so delivered will be deemed to have been duly and validly delivered and be valid and effective for all purposes. This Amendment may be executed electronically.

This Amendment is effective as of June 1, 2026.

CLIENT: Sheriff of Walton County Georgia

COMPANY: Summit Food Service, LLC

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

CONTRACT CHANGE ORDER 001

Contract No. T03-170M	Order No. 001	Date: 07/27/2026
Project Title: Walton County Dry Pond Road Culvert Replacement Project, 2025-13		State: Georgia
Owner: Walton County, Georgia		County: Walton

TO: Wilson Construction Management, LLC
(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes	Decrease In Contract Price	Increase In Contract Price
9.5mm Superpave (Additional 77.87 TN, \$167.00 per TN)		\$13,004.29
19mm Superpave (Additional 39.6 TN, 182.00 per TN)		\$7,163.52
Class AA Concrete (Additional 45 CY, \$878.00 per CY)		\$39,510.00
Bar Reinforcing Steel (Additional 1500 LBS, \$1.20 per LBS)		\$1,800.00
Milling (Additional 199 SF, \$34.00 per SF)		\$6,766.00
Foundation Backfill Matl, TP II (75.03 CY, \$109.00 per CY)		\$8,178.27
Remove and Reinstall Existing Driveway CMP (LS)		\$4,765.00
Storm Drain Pipe, 18", H1-10 (CMP) (0 out of 50 LF, \$53.70 per LF)	(\$2,685.00)	
Flared End Section, 18 in., Storm Drain (0 out of 2 EA, \$1,040 EA)	(\$2,080.00)	
Class B Concrete (0 out of 5 CY, \$600.00 per CY)	(\$3,000.00)	
Bituminous Tack Coat (150 out of 180 GAL, \$14.00 per GAL)	(\$420.00)	
SUBTOTAL	(\$8,185.00)	\$81,187.08
Change Order No. 1 Total		\$73,002.08

Justification: Final adjusting change order for additional base and pavement for wider road width (24' to 25'), additional concrete and reinforcing steel for concrete aprons and added toe wall depth due to soil conditions, additional asphalt milling to improve tie ins, and deductions for unused quantities.

Previous Contract Amount: Eight Hundred Eleven Thousand, Three Hundred Forty-Eight Dollars and 00/100 \$ 811,348.00

Amount of Change Order: Seventy-Three Thousand, Two Dollars and 08/100 \$ 73,002.08

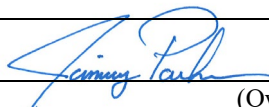
Current Contract Amount: Eight Hundred Eighty-Four Thousand, Three Hundred Fifty Dollars and 08/100 \$ 884,350.08

Previous Contract Time Days 180 Date _____

Change in Contract Time Days 0

Current Contract Time Days 180 Date _____

REQUESTED: _____ (Owner) _____ (Date)

RECOMMENDED:  (Owner's Architect/Engineer) _____ (Date) July 27, 2026

ACCEPTED: _____ (Contractor) _____ (Date)

This document will be used as a record of any changes to the original construction contract.

July 7, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, July 7, 2026 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 Shelnutt, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Finance Director Jennifer Wall, 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

Courtney Wright gave a presentation on the services of Walton Empowers and their impact on the community.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:08 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

ADOPTION OF AGENDA

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

DISCUSSION

County Manager's Report/Update

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

OLD BUSINESS

Repurposing Administrative Portion of Old Jail for Department Expansions

Motion: *Commissioner Warren made a motion to table until the August meeting. The Board will do a site visit on Thursday, July 9th. Commissioner Adams seconded the motion and all district commissioners voted in favor.*

PLANNING & DEVELOPMENT

Planning & Development Director Kristi Parr presented the Planning Commission recommendations.

Z26-0119 - Rezone 4.22 acres from A1 to A to grow and sell fruits, vegetables, eggs and cottage

food items with customer contact and Variance to have accessory building in front yard on less than 5 acres - Applicant: Christine Rojas Carrillo/Owners: Alejandro & Christine Carrillo - property located at 4350 Tiffany Lane, 4330 & 4310 Shiloh Rd. - Map/Parcels N039A024, 025 and 026 - District 1

Planning Commission recommended approval with the following conditions: 1) all parcels to be combined; 2) animals have to be maintained in the pink areas up to the red dotted line on the site plan; 3) variance to allow farmstand in the front yard on less than 5 acres.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Christine Carrillo spoke in favor of the rezone request. Dennis Nation spoke in opposition. He related the concerns of himself and neighbors citing safety concerns, lower property values and reduced quality of life. He further stated that the proposed business is in residential zoning. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Warren made a motion to deny the rezone and variance request. Commissioner Adams seconded the motion. All district commissioners voted in favor.*

Z26-0123 - Rezone 60.11 acres from A1 to A to grow and sell fruits, vegetables, herbs and flowers with customer contact and up-pick - Applicant: Donnie A Wright, III Esq./Owners: William Paul Jones, Jr. & Tobey Lorraine Jones - property located at 2120 H D Atha Rd. & Ammons Bridge Rd. – Map/Parcel C0770094A00 - District 5

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Donnie Wright spoke in favor on behalf of applicant Paul Jones. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion, seconded by Commissioner Myers to approve the rezone. All district commissioners voted in favor.*

LU26-0128 & Z26-0114 - Land Use Change from Highway Corridor to Suburban and Rezone a portion of C0090016 (1.329 acres) from A1 to R1 to create a buildable lot - Applicant: Kerry Roe/Owners: Kerry H. & Regina M. Roe - property located at 6327 Hwy. 20 - Map/Parcel C0090016 - District 2

Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Kerry Roe spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Myers made a motion, seconded by Commissioner Adams to approve the request. All district commissioners voted in favor.*

Z26-0133 - Rezone a portion of C1360030 (5.082 acres) from A1 to B3 for commercial business

and outdoor storage of heavy equipment - Applicant: Mike Conner/Owner: Aycock Farms, LLC - property located at Hwy. 83 Connector & Dial Rd. - Map/Parcel C1360030 - District 4

Planning Commission recommended approval with the following condition: 1) entrance on Hwy. 83 Connector to be coordinated with GDOT.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Mike Conner and Susan Sykes, representing the property owner, spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to approve the rezone request on the following conditions: 1) the rezone will be for the stated purpose only; 2) entrance and exit to be off of the Hwy. 83 Connector; and 3) no exterior work on equipment, all work to be done inside. Commissioner Dixon seconded the motion and all district commissioners voted in favor.*

AZ26-0160 - Alteration to Zoning Conditions on Rezone Z24-0067 - Applicant/Owner: Igor Mitrovic - property located at 2435 Daniel Cemetery Rd. - Map/Parcel C1200177 - District 6

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Igor Mitrovic spoke in favor. He is requesting to have the zoning condition of no additional buildings removed. He would like to move the unsightly cages and build a structure to house the birds. Robert Connerley spoke in opposition. He stated that the noise from the number of birds needed to be addressed. Mr. Mitrovic also has peacocks that are loud and have destroyed his garden and made a mess on his property. In rebuttal, Mr. Mitrovic said he would build an enclosure for the peacocks so they would not wander and the number of birds housed is limited by the USDA. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion to deny the request and for Planning and Development to obtain a decibel meter to check the noise level due to there being a noise ordinance. Commissioner Bradford seconded the motion. Commissioners Warren, Myers, Bradford, Adams and Dixon voted in favor with Commissioner Shelnett opposing the motion. The motion carried 5-1.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of June 2, 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Request to Reapply for CHINS Grant - Juvenile Court
4. Acceptance of ROW (60') - Franklin Estates Phase 2
5. Acceptance of ROW (60') - Pinehurst Subdivision
6. Agreement - The Shpigler Group - Water Rate Study (for the record)
7. Engagement Letter - Mauldin Jenkins
8. Agreement Renewal - Accurate Controls Inc., Security Systems
9. Deputies Beyond the Badge - Request to Donate 2026 F150 and 2026 F250

Motion: *Commissioner Adams made a motion, seconded by Commissioner Dixon, to approve the*

Administrative Consent Agenda. All district commissioners voted in favor.

SHERIFF

WCSO Request to Reallocate Position Control and Grade Changes

Motion: *Commissioner Adams made a motion seconded by Commissioner Dixon to approve the request. All district commissioners voted in favor.*

Agreement - Terminals with Synovus (Ovation) to Accept Credit/Debit Cards

Motion: *Commissioner Warren made a motion seconded by Commissioner Adams to approve the agreement. All district commissioners voted in favor.*

FINANCE

Resolution - Project Length Budget - Fire Station #4 Addition/Renovation

Motion: *Commissioner Adams made a motion, seconded by Commissioner Warren to adopt the Resolution. All district commissioners voted in favor.*

BIDS/PROPOSALS

Precision Planning, Inc. - Design/Project Management - Fire Station #4 Addition/Renovation

Motion: *Commissioner Warren made a motion to approve the proposal from Precision Planning in the amount of \$180,000. Commissioner Shelnett seconded the motion; all district commissioners voted in favor.*

APPOINTMENTS

NEGRC - Comprehensive Economic Development Strategy (CEDS) Committee

Motion: *Commissioner Adams made a motion seconded by Commissioner Warren to appoint John Ward, County Manager and Ben McDaniel, Vice President of Economic Development to serve on the Comprehensive Economic Development Strategy Committee. All district commissioners voted in favor.*

Walton Co. DFCS Board

Motion: *Commissioner Bradford made a motion to reappoint Darren Vinson to the Walton County DFCS Board. This is a 5-year term. Commissioner Adams seconded the motion and all district commissioners voted in favor.*

ANNOUNCEMENTS

Commissioner Warren commended those who worked hard on the America 250 events and requested the Board have a future work session to take a comprehensive look into the policy and procedures of the Parks and Recreation Department. County Manager John Ward is to schedule a date for the work session.

ADJOURNMENT

Motion: Commissioner Warren made a motion, seconded by Commissioner Shelnutt, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:27 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

Walton County Board of Commissioners
Purchases \$25,000.00
Meeting

August 4, 2026

Department	Fund	Description	Payee	Amount
Budget Year FY26 & FY27				

	100	Premium for August 2026-For the Record	One America	\$ 49,927.57
	Various	Replenish Funds In Workers Comp-For the Record	Walton Co BOC Workers Comp Trust Fund	\$ 28,049.00
	Various	Replenish Funds In Workers Comp Trust for Audit 2025-For the Record	Walton Co BOC Workers Comp Trust Fund	\$ 87,345.00
Law				
	1530 100	General Legal Fees-June 26-For the Record	Atkinson/Ferguson	\$ 26,250.00
IT Dept				
	1535 100	Zscaler VPN Access Annual Renewal	SHI, International Corp	\$ 35,087.51
Tax Commisioner				
	1545 100	Postage-2026 Tax Bills-For the Record	Diversified Companies, LLC	\$ 28,945.06
Tax Assessors				
	1552 100	End to End Homestead Monitoring Service FY27-For the Record	The Exemption Project, Inc dba TrueRoll	\$ 49,860.00
Facilities				
	1565 100	(4) X Ray Machines & (1) Itemizer Contract	Rapiscan Systems, Inc	\$ 26,907.00
RDC Fees				
	1595 100	FY27 Per Capita Dues	NEGRDC	\$ 112,696.00
Sheriff's Office				

Department	Fund	Description	Payee	Amount
	3300/3325	100 PMC9A 9A 115GR PMJ Ammo (65 SO), (65 Jail), FEDAE223T75 FEDERAL .223 75GR FMJ Ammo (100 SO), HOR81292 5.56NATO 75GR SBR Training Ammo (16 SO), WINXP12 Winchester XP12 12GA Blanks Smokeless Powder	Gulf States Distributors	\$ 60,943.66
Inmate Phone				
	3313	212 2027 Ford Transit Van Court Services	Loganville Ford	\$ 54,731.20
	3313	212 2026 Ford Transit Van Work Release	Loganville Ford	\$ 62,228.00
	3313	212 Equipment-2027 Ford Transit Cargo Van	West Chatham Warning Devices, Inc	\$ 39,825.06
Jail				
	3325	100 Inmate Medical June 26	MedTrust LLC	\$ 523,324.78
	3325	100 Complex Maintenance July 26	TKC Management Services	\$ 132,856.00
	3325	100 Complex Maintenance August 26	TKC Management Services	\$ 84,534.00
Fire				
	3520.270	270 Mercedes Hose Kraken (36 Red, 36 Blue, 30 Yellow, 30 Clear/White) Mercedes Wayout Gold Anodized Alum Coupling (132)	AEST Fire & Safety	\$ 34,716.00
	3520.270	270 First Due Software Annual Subscription	Locality Media LLC DBA First Due	\$ 57,660.79
	3520.270	270 Parts to Repair Engine 13/Labor Charge to Repair Engine 13	Peach State Truck Centers, LLC	\$ 38,734.26
Public Works				
		100 Tires 255/60R18 (200)	BestDrive, LLC	\$ 30,634.00
		100 Tires 225/60R18 (200)	BestDrive, LLC	\$ 25,048.00
	4220	100 GAB Crusher Run/Driveways & Mailboxes	Heidelberg Materials Southeast AGG	\$ 49,000.00
	4220	100 GAB Crusher Run/Driveways & Mailboxes	Heidelberg Materials Southeast AGG	\$ 49,000.00
	4220	100 Stock-Asphalt. Patching Various Roads	E.R. Snell Contractor, Inc	\$ 79,250.00
		100 Retainage Release-For the Record	Summit Construction & Development	\$ 14,830.60
Unpaved Streets				
	4222	100 GAB Crusher Run-Various Roads	Heidelberg Materials Southeast AGG	\$ 73,500.00

Department	Fund	Description	Payee	Amount
	4222 100	Liquid Calcium Chloride-Dust Control-Various Roads	Southeastern Road Treatment	\$ 75,000.00
Traffic Engineering				
	4270 100	Dry Pond Road Guardrail-Labor, Material, Equipment & Traffic Control	Martin Robbins Fence Co.	\$ 29,133.00
	4270 100	Road Striping	Peek Pavement Marking, Inc	\$ 100,000.00
Splost 2013				
	322	Retainage Release for Temp Construction Road- For the Record	E.R. Snell Contractor, Inc	\$ 15,000.00
Splost 2019				
	4270.19 323	New Paved Roads and Striping	Peek Pavement Markings	\$ 27,472.95
Splost 2025				
	4220.24 324	Emmitt Still Road-2026 LRA Resurfacing Project-Asphalt OGI/Asphalt 9.5mm Type 2 with Lime	E.R. Snell Contractor, Inc	\$ 245,328.50
	4220.24 324	Barrington Manor S/D-2026 Resurfacing Project-Asphalt 9.5mm Type 2	E.R. Snell Contractor, Inc	\$ 61,418.75
	4220.24 324	Bold Springs Rd-2026 LRA Resurfacing Project-Asphalt OGI/Asphalt 9.5mm Type 2 with Lime	E.R. Snell Contractor, Inc	\$ 1,416,970.75
Solid Waste Disposal				
	4530 540	Tipping Fees-June 26	City of Monroe Public Works	\$ 28,186.56
	540	Green Poly Trash Bags-33"x42" 1.8mil Walton Co Emblem 200 Bgs Per Case	All American Poly	\$ 25,028.50
Parks & Recreation				
	6130 100	Fall 2027-Sublimated Cheer Uniform (Vest, Skirt, Shorts, Poms, Bow, Bag)	Go Sports USA, Inc	\$ 38,250.00
Library Admin				
	6510 100	Allocation for the O'Kelly Memorial Library	Azalea Regional Library System	\$ 350,182.75

Department	Fund	Description	Payee	Amount
Debt Services				
	8000 400	E911 Lease Principal & Interest Payment- For the Record	Truist Government Finance	\$ 462,750.00
	8000 400	Taser Bundle Project July 26	Axon Enterprise, Inc	\$ 182,080.00
American Rescue Fund				
	257	Newton County's Portion of December 2025 ARPA Judicial Grant- For the Record	Newton County Board of Commissioners	\$ 203,413.49
HLC Water Treatment Facility				
	504	Professional Engineer June 26- For the Record	Archer Western Construction	\$ 4,104,291.27
	504	Water Transmission Facility June 2026/Mains June 2026- For the Record	Atkinson Ferguson LLC	\$ 1,540.00
	504	Professional Engineer June 2026- For the Record	Engineering Strategies Inc	\$ 471.00
	504	Professional Engineer June 26- For the Record	Jacobs Engineering	\$ 161,340.71
	504	Water Transmission Mail Phase 2-June 1, 2026-June 30, 2026 - For the Record	Legacy Water Group, LLC	\$ 1,521,385.77
	504	Phase 3 appraisal & acquisition- For the Record	LJA Engineering INC	\$ 1,860.00
	504	Water Transmission Main Phase 1 May 8th & June 30th- For the Record	Mid-South Builders, Inc	\$ 1,569,319.12
	504	HLC Management- Water Treatment- For the Record	Precision Planning INC	\$ 71,162.29
Hard Labor Creek				
	4405 508	HLC O&M Monthly Fees June 2026- For the Record	Atkinson Ferguson, LLC	\$ 35.00
	4405 508	Daily Monitoring of Traps & Removal of Animals June 2026- For the Record	Alan D Barton	\$ 2,362.50
	4405 508	Clearing & Mowing- For the Record	GroundsMen, LLC	\$ 8,898.75
	4405 508	Selective Weed Control/Pond Treatment- For the Record	GroundsMen, LLC	\$ 3,725.00
	4405 508	HLC O&M- For the Record	Precision Planning, Inc	\$ 490.00
	508	Professional Engineer April 25,2026 to June 30,2026- For the Record	Jacobs Engineering	\$ 546.36
	508	Apalachee River Intake- For the Record	Precision Planning, Inc	\$ 494.02
				\$12,564,020.53

Walton County Department Agenda Request

Department Name: **Facilities/Risk Mgmt.**

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **August 4, 2026**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Surplus**

Wording For Agenda: **Declaration of Surplus property**

This Request: **Informational Purposes Only**

Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Declare items surplus and give permission to sell on Gov Deals and/or to metal company whichever is of greater value or if there is no value permission to discard of unusable/unsaleable items.**

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Walton County Miscellaneous Surplus

Items released as County Surplus Property on the 4th day of August, 2026

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	Finance	Desktop Riser	
1	Juvenile	Burgundy leather desk chair	
1	Juvenile	Cloth multi colored desk chair	3B0712X59703
1	Juvenile	Brother IntelliFax Model 2840	U63274F1J902162
11	Magistrate	Misc. Stamps	
3	Magistrate	Staplers	
9	Magistrate	Plantronics Headsets	C555, 1BA43N, 1E50FU, 046X45, 04LX3W, C5540, HL10
3	Magistrate	Jabra Headsets	9450-65-707-105, 01-0369
8	Magistrate	Plantronics Lifter	
1	Magistrate	Jabra Lifter	
7	Magistrate	Extra Headsets	
2	Magistrate	Handsfree Communication	
1	Magistrate	Surge Protector	
1	Magistrate	Dymo Cable Writer 400	93176/2361905
1	Magistrate	Wireless Mouse	
1	Magistrate	Name Plate	
1	Magistrate	Space heater	
1	Magistrate	Computer Clock	844-1
1	Magistrate	3 hole Punch	
1	Magistrate	Misc. Cords/Parts	
8	Public Defender	Office Chairs	

Summary of Actions Taken at July 9, 2026
Meeting of the Walton County Water and Sewerage Authority

- Consider Adoption of Meeting Agenda – **APPROVED**

- Consider Approval of 2026 Revenue Bond Issuance – **APPROVED**

Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **August 4, 2026**

Has this topic been discussed at past meetings? **No**

If so, When? **N/A**

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the Following Subdivison: Alcovy Overlook. This will be a 50' Right of Way**

This Request: **Informational Purposes Only**

Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Board Approval**

Department Comments/Recommendation: **N/A**

Additional Documentation Attached? **Yes Plat Attached**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **n?A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? **N/A**

Budget information attached? **N/A**

Comments: **N/A**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



FRONTIER ENGINEERING & SURVEYING
1000 N. 10TH ST., SUITE 100
TALLAHASSEE, FL 32301
TEL: 904.241.1111
FAX: 904.241.1112



WALTER W. WINTERS
SURVEYOR
STATE OF FLORIDA
NO. 12345

ALCOVY OVERLOOK

FINAL PLAT FOR

COVER

SHEET 1 OF 1

Item 9.5.

ALCOVY OVERLOOK

Land Lot 287 & 290, 5th Land District, Walton County, Georgia

FINAL PLAT FOR:

ALCOVY OVERLOOK
WALTER W. WINTERS
SURVEYOR
STATE OF FLORIDA
NO. 12345

ALCOVY OVERLOOK
WALTER W. WINTERS
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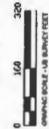


FINAL PLAT FOR:

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SHEET
2 OF 8

Item 9.5.



FINAL PLATFORM:



STYRON PIPE TABLE			SIZE & TYPE		SLOPE	
PIPE ID	LENGTH ft./m	WT lb./ft./kg/m	18" CMP	18" RCP	18" CMP	18" RCP
1201-1202	50/15	30/9	211%	17%	1832%	147%
1203-1204	50/15	30/9	211%	17%	1832%	147%
1205-1206	50/15	30/9	211%	17%	1832%	147%
1207-1208	50/15	30/9	211%	17%	1832%	147%
1209-1210	50/15	30/9	211%	17%	1832%	147%
1211-1212	50/15	30/9	211%	17%	1832%	147%
1213-1214	50/15	30/9	211%	17%	1832%	147%
1215-1216	50/15	30/9	211%	17%	1832%	147%
1217-1218	50/15	30/9	211%	17%	1832%	147%
1219-1220	50/15	30/9	211%	17%	1832%	147%
1221-1222	50/15	30/9	211%	17%	1832%	147%
1223-1224	50/15	30/9	211%	17%	1832%	147%
1225-1226	50/15	30/9	211%	17%	1832%	147%
1227-1228	50/15	30/9	211%	17%	1832%	147%
1229-1230	50/15	30/9	211%	17%	1832%	147%
1231-1232	50/15	30/9	211%	17%	1832%	147%
1233-1234	50/15	30/9	211%	17%	1832%	147%
1235-1236	50/15	30/9	211%	17%	1832%	147%
1237-1238	50/15	30/9	211%	17%	1832%	147%
1239-1240	50/15	30/9	211%	17%	1832%	147%
1241-1242	50/15	30/9	211%	17%	1832%	147%
1243-1244	50/15	30/9	211%	17%	1832%	147%
1245-1246	50/15	30/9	211%	17%	1832%	147%
1247-1248	50/15	30/9	211%	17%	1832%	147%
1249-1250	50/15	30/9	211%	17%	1832%	147%
1251-1252	50/15	30/9	211%	17%	1832%	147%
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1255-1256	50/15	30/9	211%	17%	1832%	147%
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1259-1260	50/15	30/9	211%	17%	1832%	147%
1261-1262	50/15	30/9	211%	17%	1832%	147%
1263-1264	50/15	30/9	211%	17%	1832%	147%
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1267-1268	50/15	30/9	211%	17%	1832%	147%
1269-1270	50/15	30/9	211%	17%	1832%	147%
1271-1272	50/15	30/9	211%	17%	1832%	147%
1273-1274	50/15	30/9	211%	17%	1832%	147%
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1295-1296	50/15	30/9	211%	17%	1832%	147%
1297-1298	50/15	30/9	211%	17%	1832%	147%
1299-1300	50/15	30/9	211%	17%	1832%	147%



Land Lot 287 & 290, 5th Land District, Wilcox County, Georgia

ALCOY OVERLOOK

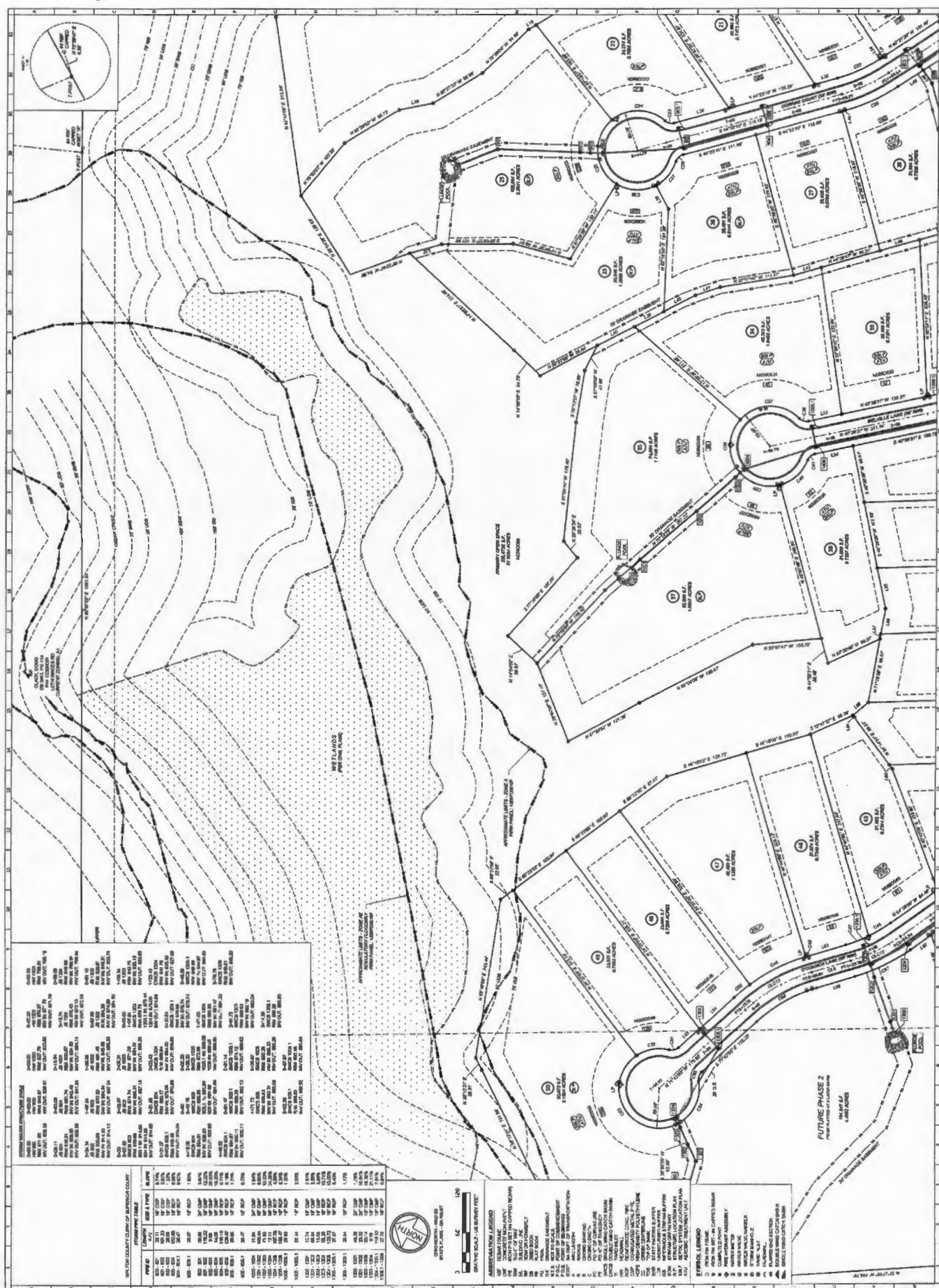
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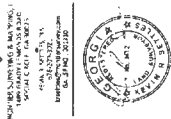
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4 OF 8

Item 9.5.





ALCOY OVERLOOK

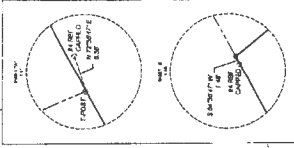
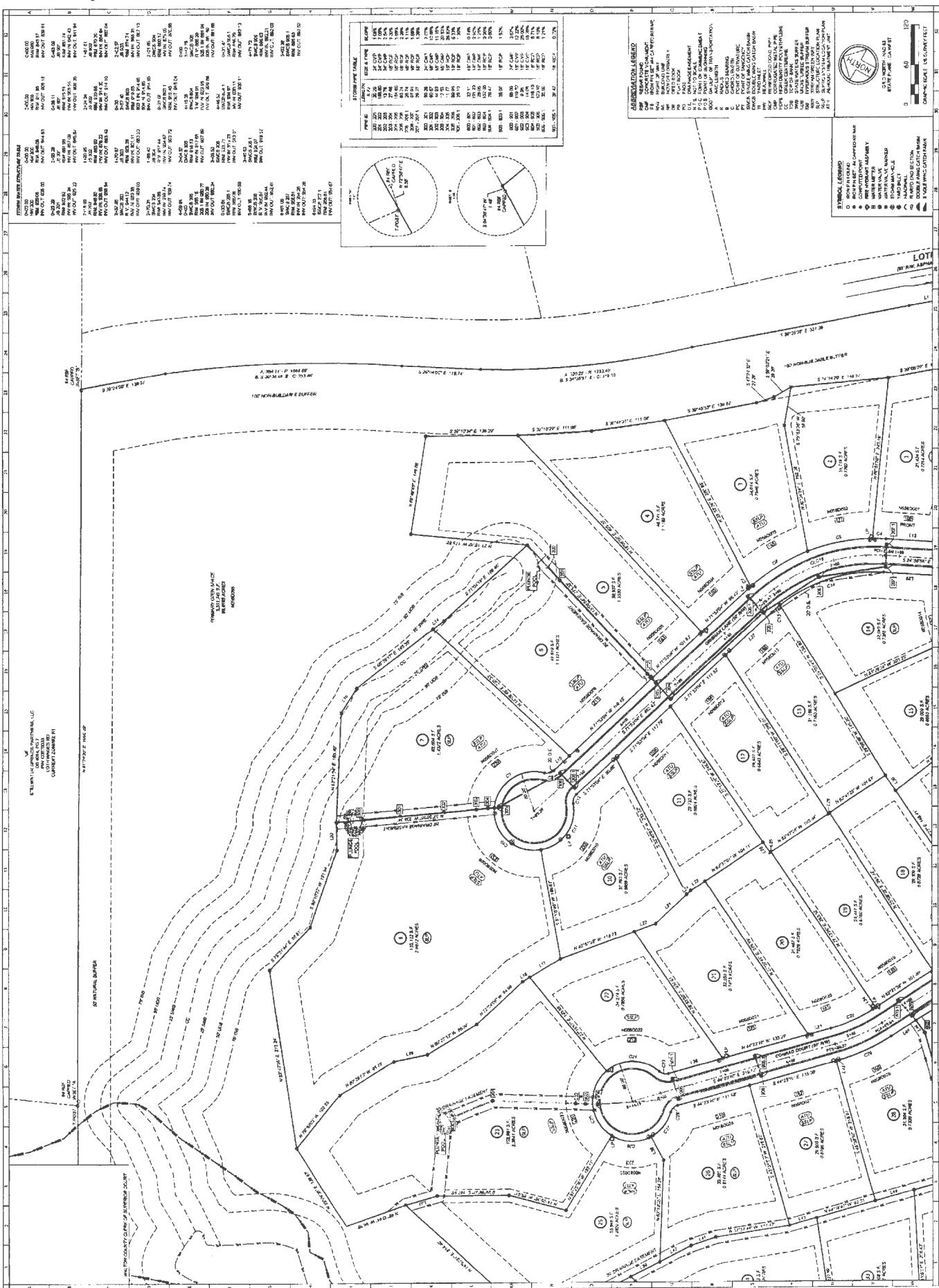
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PROJECT NO.	100-001
DATE	10/1/00
BY	10/1/00
CHECKED BY	10/1/00
APPROVED BY	10/1/00
DESIGNED BY	10/1/00
PLANNED BY	10/1/00
ENGINEER	10/1/00
ARCHITECT	10/1/00
LANDSCAPE ARCHITECT	10/1/00
PLANNING	10/1/00
CONSTRUCTION	10/1/00
OPERATIONS	10/1/00
MAINTENANCE	10/1/00
SALES	10/1/00
MARKETING	10/1/00
FINANCE	10/1/00
LEGAL	10/1/00
ADMINISTRATIVE	10/1/00
GENERAL	10/1/00

FINAL PLAT

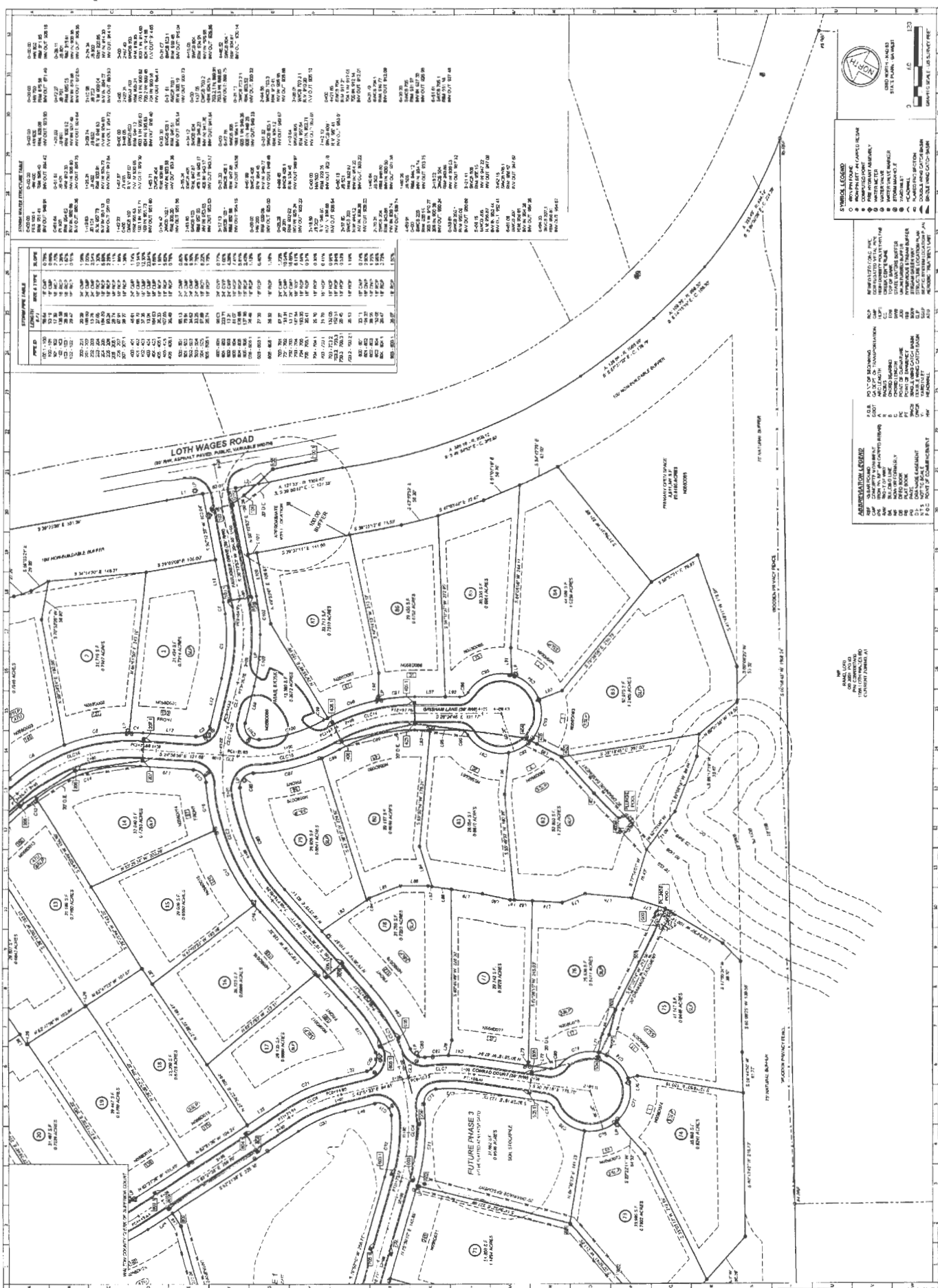
SHEET 5 OF 8

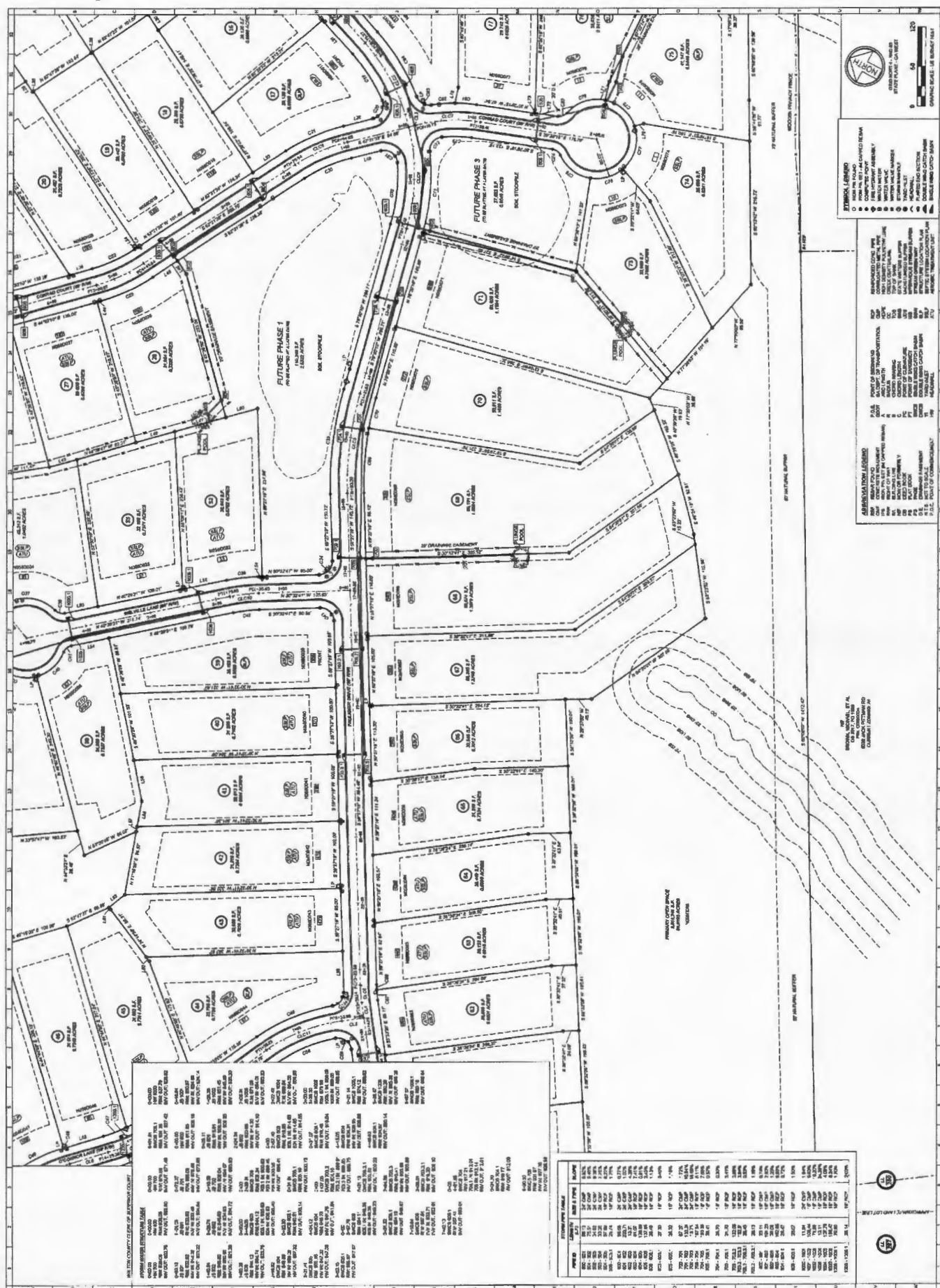
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5	100-005	100-005
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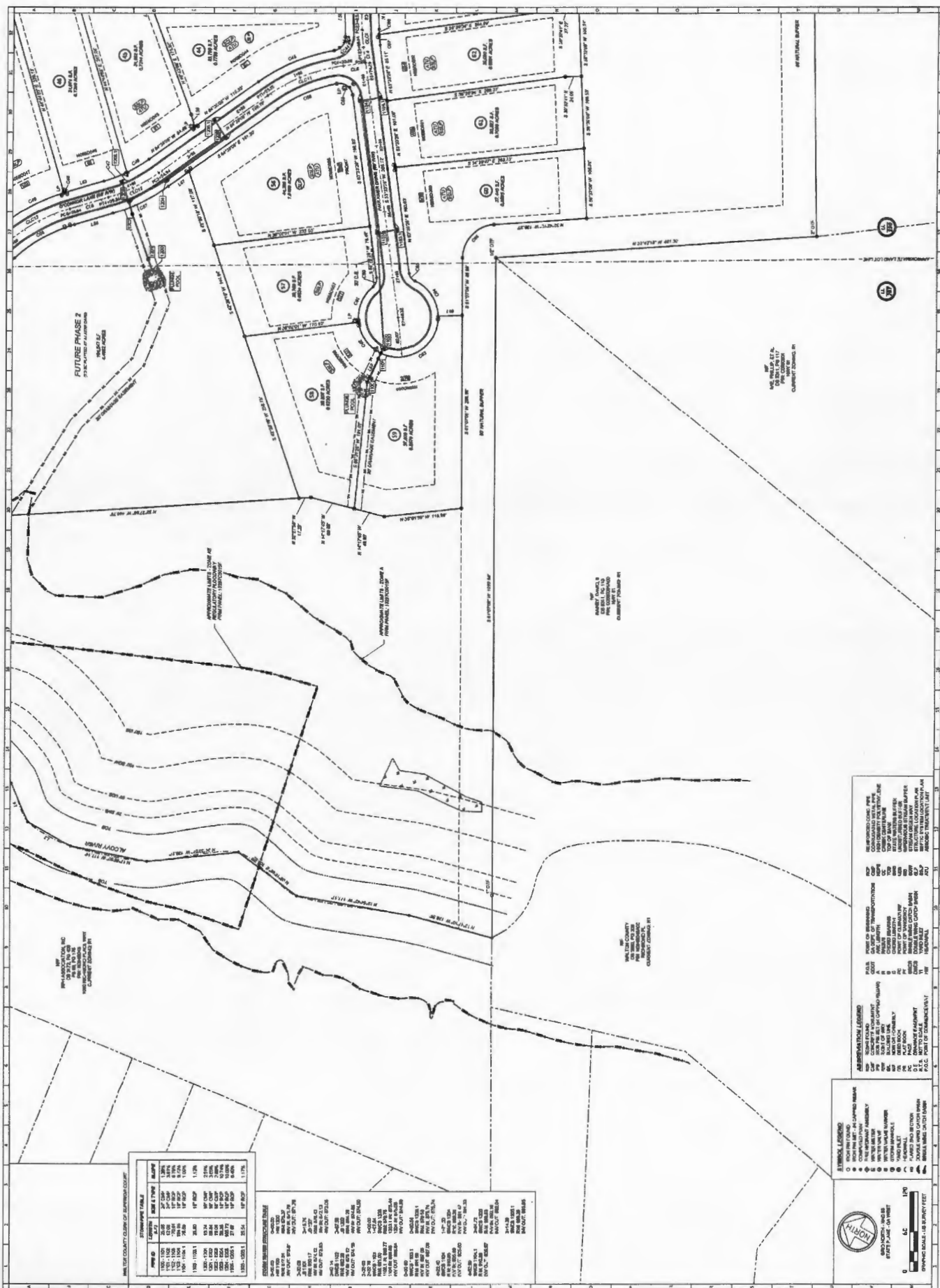
NO.	DESCRIPTION	AMOUNT
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100	100-100	100-100





ALCOY OVERLOOK

FINAL PLAT FOR:



Walton County Department Agenda Request

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **08/04/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **2025**

TOPIC: **Victory Baptist School Agreement**

Wording For Agenda: **Agreement with Victory Baptist School**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Agreement**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



SHERIFF KEITH BROOKS WALTON COUNTY SHERIFF'S OFFICE

350 Georgia Avenue | Monroe, GA 30655
Office (770) 267-6557 | Fax (770) 266-1500

VICTORY BAPTIST SCHOOL AGREEMENT

Walton County Sheriff's Office offers a position on their Reserve Deputy Division to all mandated law enforcement officers who are no longer employed by the county. A Reserve Law Enforcement Officer performs respective law enforcement duties in a support role under the general supervision of the agencies designee. This is typically a volunteer position offered to personnel in the event they would still like to participate in law enforcement duties when their time permits. Examples of these duties may include, but are not limited to:

- Performing a variety of peace officer duties in the enforcement of laws, the protection of persons and property, crime prevention, and suppression.
- Perform specialized assignments in areas including, but not limited to: patrol, K-9 programs, crime prevention and various community oriented related programs.
- Perform a variety of duties relative to assigned area of responsibility. Reserve Officers who have successfully completed the required field-training program may be considered to work special assignments at the direction of the Sheriff or his designee.
- Attend meetings and trainings and donate a portion of their time in patrol or in a specialized assignment.

As these individuals are serving in their respect roles as a Reserve Deputy, the Walton County Sheriff's Office equips them with the necessities to perform their duties safely and accurately. The services provided through the Walton County Sheriff's Office include, but are not limited to, a vehicle, gas, vehicle maintenance, uniforms, training, protection equipment, a computer with law enforcement software, and workers compensation.

To maintain these services in a long term situation where a deputy will be preforming law enforcement duties on a regular basis we may request compensation.

As Grair Hall/Bobby Galicia will be working with Victory Baptist School as a Reserve Deputy under the authority of the Walton County Sheriff he will be providing security and safety to your organization/school to the best of his ability. Through his time with your school, we will be providing him with the equipment to perform his duties. With this, we are requesting compensation in the amount of \$ 5,000.00 for the services offered through our office.

We also request that, in the event you need additional deputies from our office present for a school function or security detail, your school will agree to provide compensation for these services at an agreed hourly rate.

By signing this agreement, your organization Victory Baptist School agrees to compensate the above amount for the services and equipment provided through the Walton County Sheriff's Office from August 2026 until May 2027.

Signature Keith Brooks, Sheriff Walton County

DATE

Signature Victory Baptist School

DATE



MEMORANDUM

TO: Walton County Board of Commissioners

FROM: Development Authority of Walton County (DAWC)

DATE: July 28, 2026

SUBJECT: Reactivation of the Industrial Building Authority of Walton County (IBA) and Board Appointments

The Development Authority of Walton County (DAWC) serves as the primary economic development entity for Walton County. DAWC was established as a statutory development authority by the Board of Commissioners (BOC) pursuant to local legislation, with five appointments designated by the BOC.

Recent judicial precedents regarding economic development projects—specifically involving the Rivian litigation—have established that certain traditional financing mechanisms, particularly leasehold-based personal property tax abatements, may no longer be legally permissible under statutory development authorities.

However, constitutional authorities—specifically those created directly by the Georgia General Assembly, such as the Industrial Building Authority of Walton County (IBA)—retain the legal framework necessary to utilize these financing structures effectively and lawfully.

To ensure Walton County maintains competitive and legally sound economic development structures for bonding and financing purposes, DAWC formally requests that the Board of Commissioners reactivate the currently dormant Industrial Building Authority of Walton County (IBA).

By statute, the IBA board composition consists of five (5) members:

Ex-Officio Members (3): The Chairman of the Board of Commissioners, the Mayor of the City of Monroe, and the President of the Walton County Chamber of Commerce.

BOC Citizen Appointees (2): Two citizen members appointed directly by the Board of Commissioners.

Note: The terms for both citizen appointment seats have expired.

DAWC respectfully requests that the Board of Commissioners take the following actions:

1. Reactivate the Industrial Building Authority of Walton County (IBA) for official legal and bonding proceedings.
2. Appoint two citizen members to fill the expired terms on the IBA board.



DAWC formally recommends the appointment of Morris Jordan and Melinda Dally, who currently serve as Chairman and Vice Chairwoman of DAWC, respectively.

Rationale for Recommendation: Dual representation across both authorities will maintain strategic continuity and operational efficiency, as both individuals possess institutional knowledge regarding ongoing economic development projects.

DAWC will remain the lead administrative and economic development agency for Walton County, while the reactivated IBA will serve primarily as the issuing authority for conduit bond transactions and related legal financing structures.