



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, September 12, 2023 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. Walton Co. BB Team
- 1.2. DeDe Harris - Mental Health Task Force

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. PLANNING COMMISSION RECOMMENDATIONS

- 4.1. Approval with conditions LU23060022 and Z23060021 - Land Use Change from Village Center to Highway Corridor and Rezone 2.79 acres from B2 to B3 for major auto repair and Variance to allow facility to be adjacent to a residential district - Applicant: Mitchell Construction Inc., Owner: Robert & Katherine Von Itter - Property located at 3837 Malachi Way & Hwy. 81 & Youth Jersey Rd. - Map/Parcel N051D002 - District 3
- 4.2. Approval of LU23060026 and Z23060025 - Land Use Change from Village Center to Highway Corridor and Rezone 0.23 of each driveway on Parcels C0080008 & 9 to B2 to allow access to Parcel C0080008A00 - Applicant: Kingdom Storage GA, LLC - Owner: Linda Linkous - Property located at 5348 & 5358 Hwy. 20 - Map/Parcel C0080008 & 9 - District 2

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

- 5.1. Approval of August 1, 2023 Meeting Minutes
- 5.2. Contracts & Budgeted Purchases of \$25,000 or Greater
- 5.3. Declaration of Surplus

[5.4.](#) Proposed 2024 Holiday Schedule

[5.5.](#) Acceptance of Grant - ACCG Health Promotion & Wellbeing

[5.6.](#) Keep Walton Beautiful - Application for GEPD Funding - Scrap Tire Amnesty

6. RESOLUTIONS

[6.1.](#) Resolution - Project Length Budget and FY24 Budget Amendment - Resurfacing Projects - SPLOST

[6.2.](#) Resolution - FY24 Budget Amendments

7. ACCEPTANCE OF BIDS/PROPOSALS

[7.1.](#) Rejection of Bid - Center Hill Church Rd Line Replacement (over budget)

8. HUMAN RESOURCES

[8.1.](#) Reinstatement of Vacation Buy-back

9. APPOINTMENTS

[9.1.](#) Appointments - Walton County Hospital Authority

10. DISCUSSION

10.1. County Manager's Report/Update

[10.2.](#) EMS Ambulance Surplus - Donation Agreement - F.I.S.H

[10.3.](#) Subdivisions Needing Final Asphalt Topping

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 48 hours prior to the meeting at 770-267-1301 and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete the form at the link below 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.

<http://www.waltoncountyga.gov/Clerk/Public%20Comment%20Form.pdf>

For more information, please contact Rhonda Hawk.



Planning and Development Department Case Information

Case Number: LU23060022 and Z23060021

Meeting Dates: Planning Commission 08-03-2023

Board of Commissioners 09-12-2023

Current Zoning: B2

Request: Change Character Area from Village Center to Highway Corridor & Rezone 2.79 acres from B2 to B3 for major automotive repair and Variance to allow facility to be adjacent to a residential district.

Address: 3837 Malachi Way, Highway 81 & Youth Jersey Road

Map Number: N051D002

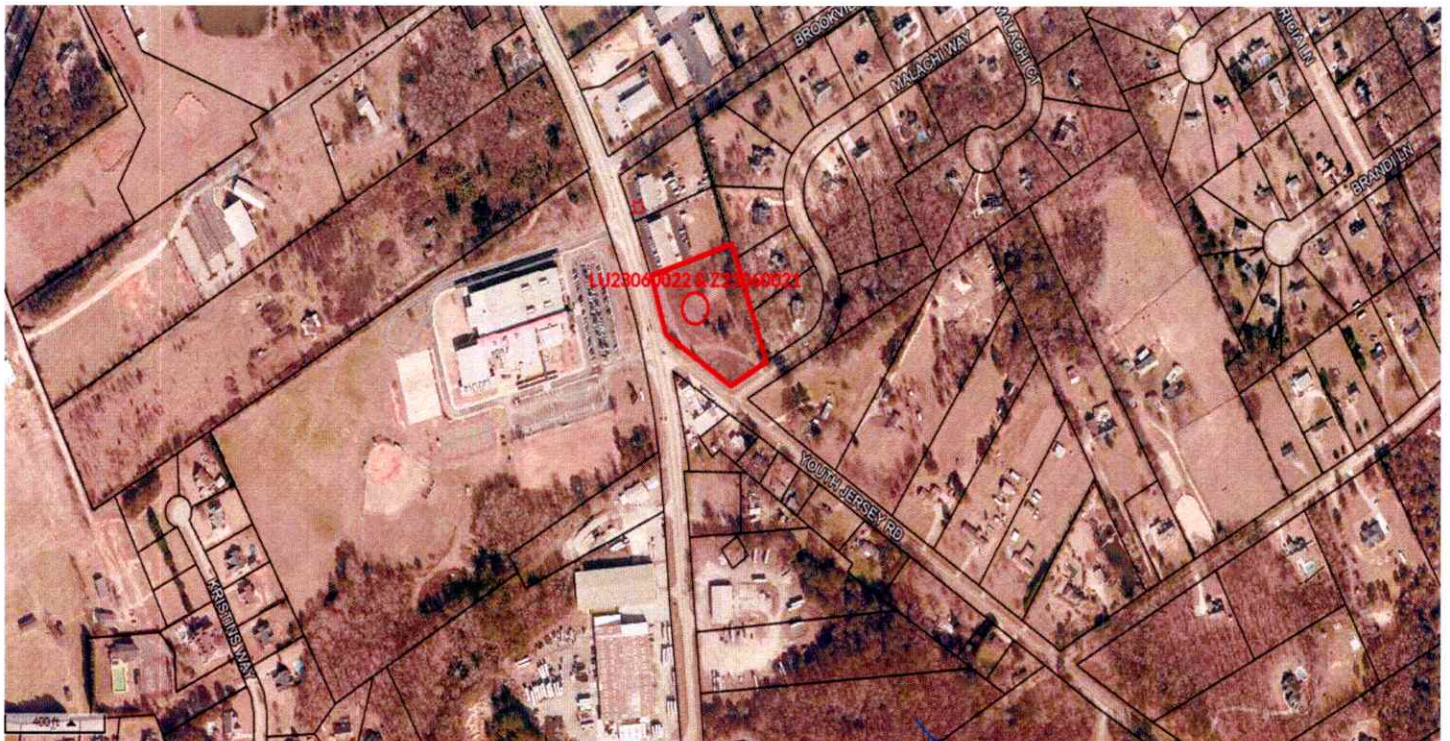
Site Area: 2.79 acres

Character Area: Village Center

District 3: Commissioner–Timmy Shelnett Planning Commission – John Pringle

Applicant:
Mitchell Construction Inc.
21 Rockbridge Road
Lilburn, Georgia 30047

Owner:
Robert & Katherine Von Itter
137 Everet Jenkins Road
Robbinsville, NC 28771-8928



Existing Site Conditions: Property consists of 2.79 acres and properties on each side are zoned to B2.

The surrounding properties are zoned A1, A2 and B2.

North – Parcel C0510198A00 – Zoned A1 – Walton County School

South – Residential – Zoned A2

West – Parcel C0510213 – Zoned B2 – Grocery Store

East – Parcels N051D001 and N051D001A00 – Zoned B2 – Different Businesses



Staff Comments/Concerns:

Article 6 Guidelines

Automotive, Major Repair and Maintenance (20)

- A. The use shall not be established on any lot which is either adjacent to or directly across from any residentially zoned district.
- B. The use shall not be within one hundred feet of a residential district.
- C. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- D. Outdoor storage is limited to twenty-five (25%) percent of the total lot and shall comply with the outdoor storage regulation in this ordinance.
- E. Minor automotive repair and maintenance is allowed.

History: No History

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request per the design access submitted.

Sheriffs' Department: The Walton County Sheriff's Office conducts regular business checks on main corridors twice per night shift. This will increase business checks although WCSO already checks adjacent businesses next door.

Water Authority: This area is served by an existing 10" water main along Hwy 81 and Youth Jersey Road (static pressure: 55 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Possible heavy fire risk with the number of vehicle planning on being inside the facility.

Fire Marshal: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County ordinances. Fire Hydrant shall be located within 500'ft of all buildings erected.

Board of Education: These will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: They will have to coordinate with GDOT.

PC ACTION 8/3/2023:

1. LU23060022 and Z23060021- Land Use Change from Village Center to Highway Corridor and Rezone 2.79 acres from B2 to B3 for major auto repair and Variance to allow facility to be adjacent to a residential district-Applicant: Mitchell Construction Inc - Owner: Robert & Katherine Von Itter-Property located on 3837 Malachi Way & Hwy 81 & Youth Jersey Rd-Map/Parcel N051D002-District 3.

Presentation: Andrea Gray, Attorney at Law, presented the case. She represents Mitchell Construction Inc. They are requesting an automotive repair facility. This property is located at 3837 Malachi Way, Highway 81 and Youth Jersey Road across from Youth Middle School. The Applicant would like to rezone 2.79 acres from B2 to B3, change the Character Area from Village Center to Highway Corridor and a Variance to allow this business to be next to a residential district. Applicant's plans are to build a 7,800 sq. ft. building which will be comprised of 6,300 sq. ft. of shop space and 1,500 sq. ft. of office space to support the shop. The building will be architectural steel with brick accents and will include roll-up doors for vehicle access and a glass storefront for customers' entry to the office area. Ms. Gray also stated that this will be a new home for Victory Motorsports which was previously located in Loganville, Georgia but the building was lost due to a fire.

The services for the car repair business would include engine and transmission repair, clutch work, performance upgrades, electrical work, and tune ups. Ms. Gray advised that the services will not include tires, quick-lube, paint, or body work. Ms. Gray also advised that the site design incorporates both buffers and access accommodations which will help mitigate impacts to adjoining property owners. The 50-foot transitional buffer between the development area and the adjacent residential properties is heavily wooded and mature trees which will

remain in place. Applicant will also install a 6-foot wooden privacy fence past the wooded 50-foot buffer and will have another 50 feet of grassed area between the fence and the paved parking and access drive area. The facility will share an access point off Hwy 81 with the adjoining commercial properties to its north which will be the sole point of ingress and egress. There will be no public access points on Malachi Way nor Youth Jersey Road. Minimal impacts to traffic are anticipated with an estimated of 8-12 cars coming to the facility Monday through Friday, 8am to 5pm. All work will be performed inside the facility which can hold 14-16 cars. Buffers will consist of 50 ft. buffers between residential properties with a wooden privacy fence, additional 50 ft. from fence to building and 200 ft. to Malachi Way. Electric tools, which generate significantly less noise than air tools, will be utilized to the greatest extent possible. Additionally, all lighting will be downward facing to mitigate glare yet provide adequate safety. Applicant's operations will be neighbor friendly. Ms. Gray advised that the Applicant is excited to rebuild to its full operations and has and continues to support the local community including the Walton County Fire Department and Loganville High School.

A Variance is required because this shop is for engine and transmission work which is considered major auto repair in the ordinance. Shops that do major repairs require a variance to be located adjacent to a residentially zoned property. The inability to conduct engine and transmission repair would be a hardship to the business. Since all work will be conducted inside the building and only during business hours, minimal impacts are anticipated to the surrounding properties. The building will not front or enter off Malachi Way nor Youth Jersey Road.

The Character Area is currently Village Center, but they are requesting Highway Corridor. Given the existing surrounding area, this change is a better reflection of actual development in the area.

Josh Ferguson asked will they be doing dyno testing? Ms. Gray referred to her client on this question and they advised yes to dyno testing. Ms. Gray also advised that the repair shop will be double insulated and all enclosed. She also advised that when this business was on Highway 78 there were no complaints and no issues.

Speaking: Joe Fagan spoke and stated that he has lived for 23 years on Malachi Court, and he doesn't want a big building there. He stated there is already a school and the traffic is already backed up. He stated that he has worked on Buford Highway and if this happens then a lot of people will leave, and he is not happy about this at all.

Nicholas Silverberg lives at the 1st house on the right on Malachi. He stated that he works 12-hour shifts, and he sleeps during the day and this could possibly interfere with this. The second thing is right now his son walks to Youth Middle and he walks on this property to get to school and if he rides the bus, it will take him 1 hour or more to get home.

Josh Ferguson asked if other children that live in this neighborhood walk on the property to school and if so, this is private property and Mr. Silverberg was asked does he understand this is private property and Nicholas Silverberg stated he did.

Jerry Morrow has lived here for 26 years and there are a lot of things to consider. He would like the property to remain zoned B2. If the property is zoned from B2 to B3 then the owner of the garage can divide the property and can sell off some it for a strip mall or something like that and it would be a congestive corner. He stated that there is no traffic light, and no business needs to be there, and he is opposed.

John Sauers advised that he and Mr. Mitchell had a great meeting, and he is not opposed to what he wants to do because he is a developer. He stated that he wrote down notes from their meeting and turned them in to all the people in the subdivision. Mr. Sauers stated that Applicant must buy the whole property and that the subdivision can't have any control over that. As a property owner he is opposed because the subdivision does not want it and wants to see retail under the current zoning. As a developer he would not put anything there and if they are allowed to put a building on the property then the Applicant can do whatever he wants. He said he guessed he was the unelected president of the HOA because he picks up things and cleans up all around their subdivision. Mr. Sauers stated it is 21 to 2 people of the people and the majority doesn't want it there and it does not fit.

Tim Hinton asked if the paper he was holding was a list of signatures and Mr. Sauers advised that it was just his paper he put notes on.

Andrea Gray came back for rebuttal and stated that her client has tried to speak to neighbors. Her client has no intent to divide the property. She advised there is going to be a detention pond. This property is already zoned commercial, and they can ask for entrance off Malachi Way, but they are not. She also advised that maybe her client could work out a way for children to be able to walk to the school and again stated that this is private property. Ms. Gray advised as far as

traffic is concerned this will only add 12 to 15 cars a day. This is not a lube business off Highway 81. This property is already zoned B2 for business and if they put something else there then there could be a substantial increase in traffic. Her client is trying to eliminate traffic and noise.

John Pringle asked if it was going to be 100 ft. in the back and 200 ft. on the side and Andrea Gray advised 100 ft. goes to the building itself.

Keith Prather asked if there was going to be an additional driveway off Highway 81 and he was advised that there would not be.

Recommendation: John Pringle made a motion to recommend approval with conditions, with a second by Pete Myers. The motion carried unanimously. The conditions are as follows:

1. Provide a 50-foot heavily wooded buffer, a 6-foot wooden privacy fence, and then another 50-feet of grassed/landscape area between the fence and paved areas and a 200-foot buffer along Malachi Way.
2. The only entrance for the shop will be off Hwy 81.
3. All automotive repair work will be conducted inside of the building.
4. All the cars being repaired will be inside the building while being repaired and when the business is closed (nights and weekends).
5. Electric tools will be used instead of air tools to the greatest extent possible.
6. Hours of operation are limited to 8am to 5pm, Monday through Friday.

Character Area Map Amendment

Application # LU23060022

Planning Comm. Meeting Date 8-3-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 9-12-2023 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel N051D002

Applicant Name/Address/Phone #

Mitchell Construction, Inc.
21 Rockbridge Road
Lilburn, Georgia 30047

Phone # 770-294-9304

E-mail Address: safeharbordev@yahoo.com

Location: 3837 Malachi Way, Loganville GA 30052 Acreage 2.79

Highway 81 / Youth Jersey Road
Existing Character Area: Village Center

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? Minor
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

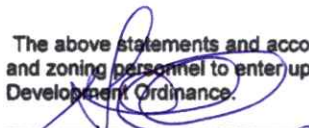
Is the property located within a watershed protection overlay district? No

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B3 Number of Lots: _____ Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

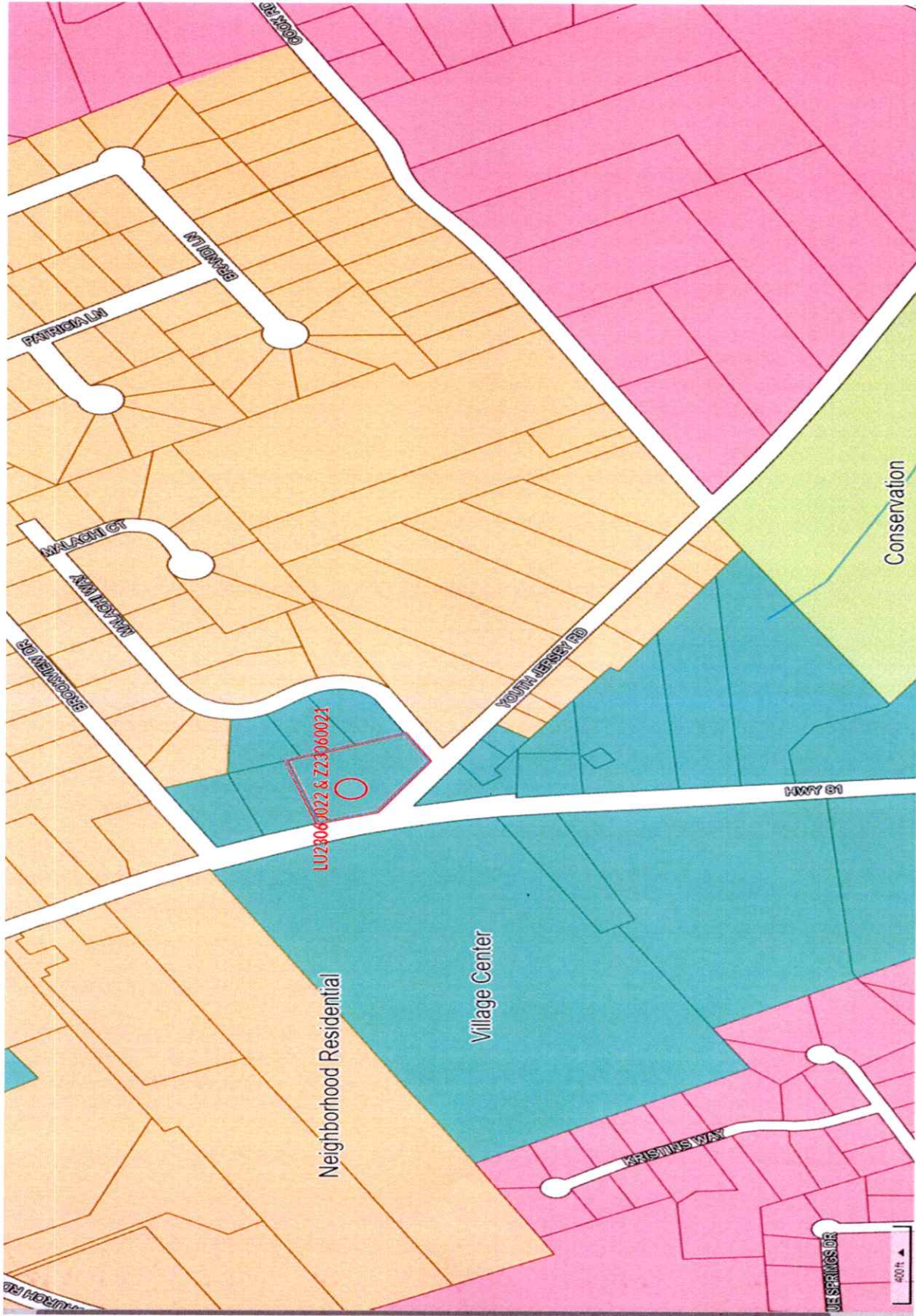
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.


Signature

6-29-2023
Date

\$ 250⁰⁰
Fee Paid

LU23060022 and Z23060021 – 3837 Malachi Way/Highway 81 & Youth Jersey Road



Rezone Application # Z23060021 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 8-3-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-12-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel N051D002

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mitchell Construction, Inc.

Robert & Katherine Von Itter

21 Rockbridge Rd

137 Everet Jenkins Rd

Lilburn, Georgia 30047

Robbinsville, NC 28771-8928

E-mail address: safeharbordev@yahoo.com

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

Phone # 770-294-9304

Phone # _____

Location: 3837 Malachi Way, Hwy 81 Requested Zoning B3 Acreage 2.79
YOUTH Jersey Rd.

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is to construct an automotive repair facility for high-end vehicles.

Variance requested to allow the facility to be adjacent to a residentially zoned district.

Request to change character area to Highway Corridor

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 6/29/23 Fee Paid \$ 450.00

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 B2 Surrounding Zoning: North A1 South A2
East B2 West B2

Comprehensive Land Use: Village Center **DRI Required?** Y _____ N

Commission District: 3-Timmy Shelburt Watershed: — TMP

I hereby withdraw the above application _____ Date _____

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: Mitchell Construction, Inc.

Address: 21 Rockbridge Road, Lilburn GA 30047

Telephone: 770-294-9304

Location of Property: 3837 Malachi Way, Loganville, GA 30052

Map/Parcel Number: N051D002

Current Zoning: B2 Requested Zoning: B3

Robert Von Itter
Property Owner Signature

DECEASED
Property Owner Signature

Print Name: Robert Von Itter

Print Name: Katherine Von Itter

Address: 137 Everet Jenkins Rd
Robbinsville, NC 28771-8928

Address: 137 Everet Jenkins Rd
Robbinsville, NC 28771-8928

Phone #: 770 231-8970

Phone #: _____

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.

Jeff West
Notary Public

6/26/23
Date

Orakham County NC
my commission expires 9/6/2026

Supplemental Responses to Application
and
Request for Variance and Character Area Change

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

1. Existing uses and zoning of nearby property.

The Subject Property is located at the intersection of Hwy 81, Youth Jersey Road and Malachi Way which is an ideal location for an automotive repair facility. The property is bordered to its north by two retail developments zoned B2 and owned by Malone and Malone Investments, LLC and Clay Myers respectively. It is bordered to its east by three residential properties zoned A2. Walnut Grove Middle School is across Hwy 81 to the east of the property and across Youth Jersey Road to the south of the property is another commercial development zoned B2.

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

The current B2 zoning does allow some commercial uses, but a B3 zoning is required for Applicant's automotive repair facility due to its technical category as "major" because of transmission and engineer repairs, but by its operations, it will be a lower intensity use than most commercial businesses.

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 applicant's facility will provide a unique experience for customers in that its operations will more closely mirror a high-end dealership-quality repair shop that focuses on building long-term customer relationships and providing white glove service. It is not another quick lube and will stand out among other shops in Walton County. The facility will be modern and clean, and its operations will align with regular business hours. All cars being repaired will be inside the building both during the times they are worked on and during the hours that the business is closed (evenings and weekend).

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

Applicant's facility will add a needed variety to automotive repair shop options in Walton County as stated in response to question 3 above. It is also a less-intense use of the property than what could potentially be proposed under its current zoning including high-traffic volume retail.

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

This property is suitable for a B3 zoning because its proposed use is consistent with adjacent uses as commercial. Additionally, the size of the property easily accommodates the proposed building, adequate parking, and preserves significant wooded buffers between the building and adjacent property owners. It is also uniquely positioned to utilize an existing entrance off Hwy 81 thereby preventing the need for commercial access off of the arterial roads.

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 is vacant. The commercial properties adjacent to it were developed in 1995 and the residential properties to its east were developed in the early 1990s. Given the Property's location on Hwy 81 and that it is adjacent to other commercial properties, it is suitable for the proposed use. Despite the reality that applicant's operations will be in line with a B2 use considering its modern operations, the Walton County Ordinance groups all major automotive repair shops under one category and requires a B3 zoning.

B. Request for Variance from application of a limiting provision of the Walton County Comprehensive Land Development Ordinance Article 6 Part 1 "Automotive, Major Repair and Maintenance"

Applicant respectfully requests that it be granted a variance from the provision which prohibits location of an automotive repair facility which undertakes "major repair and maintenance" from being established on any lot which is either adjacent to or directly across from any residentially zoned district." The ordinance further defines "major repair and maintenance" as shops providing,

among other things, engine and transmission repair. In support of this request, applicant provides the following:

1. There will be significant buffers between the adjacent residential properties and the shop operations including a 50-foot heavily wooded buffer, a 6-foot wooden privacy fence, and then another 50-feet of grassed/landscaped area between the fence and paved areas. There is more than 100 feet between the property line and the building.
2. The entrance for the shop is off Hwy 81 and there will be no commercial access off Malachi Way which is the road on which the residential properties front.
3. All automotive repair work will be conducted inside of the building.
4. All the cars being repaired will be inside the building while being repaired and when the business is closed (nights and weekends).
5. Electric tools which make significantly less noise will be used instead of air tools to the greatest extent possible.
6. Hours of operation are limited to 8am to 5pm, Monday through Friday.
7. Customer traffic is estimated at 8-12 cars per day which is a very low volume compared to other commercial uses and compared to repair shops which specialize in quick-service oil changes.
8. The development only encompasses about half of the overall acreage.
9. Inability to conduct engine and transmission work in its shop would be a substantial hardship on the applicant as these components are a critical part of its business given that its focus is less on volume of cars repaired and more on quality service for larger repairs. Additionally, the distinction between “major” and not “major” repairs seems arbitrary given that the operations of a repair facility and the buffers/site layout are more indicative of impacts to residential properties than what is occurring inside of the shop.

C. Request for change in character area

Applicant requests a change in the designated character area of Village Center to Highway Corridor to be consistent with the adjacent development and existing conditions of the area. The property, while at an intersection of three roads, is much better suited for the commercial uses contemplated in the Highway Corridor area than a Village Center given the existing commercial uses and the school in the immediate vicinity. The property is too small to accommodate the

mixed-use intent within a Village Center and its location does not support an expansion given that it abuts residential property to its east.



Andrea P. Gray LLC

Attorney at Law

June 29, 2023

Ms. Charna Parker
Director
Walton County Planning and Development
303 S Hammond Drive
Suite 98
Monroe, GA 30655

Re: Applicant: Mitchell Construction, Inc.
3837 Malachi Way, Loganville, GA 30052
Tax Parcel: N051D002
Request to 2.79 acres from B2 to B3
Variance to locate adjacent to a residentially zoned district
Change in Character Area from Village Center to Highway Corridor

Dear Ms. Parker:

Mitchell Construction, Inc. (“Applicant”) seeks to build an automotive repair facility on a 2.79-acre property with road frontage on Hwy 81, Youth Jersey Road and Malachi Way in Loganville, Georgia which is designated as Tax Parcel N051D002 (the “Property”). Applicant’s plans include an approximately 7,800 sf building which will be comprised of 6,300 sf of shop space and 1,500 sf of office space to support the shop. The building will be architectural steel with brick accents and will include roll-up doors for vehicle access and a glass storefront for customer entry to the office area.

The site design incorporates both buffers and access accommodations which will help mitigate impacts to adjoining property owners. The 50-foot transitional buffer between the development area and the adjacent residential properties is heavily wooded with mature trees which will remain in place. Applicant will also install a 6-foot wooden privacy fence past the wooded 50-foot buffer and will have another 50 feet of grassed area between the fence and the paved parking/access drive area. The facility will share an access point off of Hwy 81 with the adjoining commercial properties to its north which will be the sole point of ingress and egress. There will be no public access points on Malachi Way or Youth Jersey Road. Minimal impacts to traffic are anticipated with an estimated of 8-12 cars coming to the facility daily Monday through Friday. Additionally, all lighting will be downward facing to mitigate glare yet provide adequate safety.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com


Applicant’s operations will be neighbor-friendly. Its hours and days of operation will be limited to Monday-Friday, 8am to 5pm. All work will be performed inside the facility which can hold 14-16 cars. Electric tools, which generate significantly less noise than air tools, will be utilized to the greatest extent possible. The services provided by the shop will include: engine and transmission repair, clutch work, performance upgrades, electrical work, and tune-ups. It will not include: tires, quick-service oil changes, paint work or body work. The business will be operated by Victory Motorsports, LLC which previously operated a shop in Loganville which was lost due to fire. It is excited to rebuild to its full operations and has and continues to support the local community including the Walton County fire department and Loganville High School.

Applicant seeks to rezone the Property from B2 to B3 to accommodate its use as an automotive repair facility. It also requests a variance from Walton County Comprehensive Land Development Ordinance Article 6 Part 1 “Automotive, Major Repair and Maintenance” which limits such operations to areas not adjacent to residentially zoned districts. Given that the property fronts on a State Highway, there are significant buffers proposed between the structure and the adjacent residential properties, and applicant’s operations will limit impacts, a variance is justified as further detailed in the supplement information contained with the application forms.

Finally, Applicant requires a change in character area from Village Center to Highway Corridor which is a better fit for this property given its size, frontage on Hwy 81, and its shared driveway with the adjacent commercial properties.

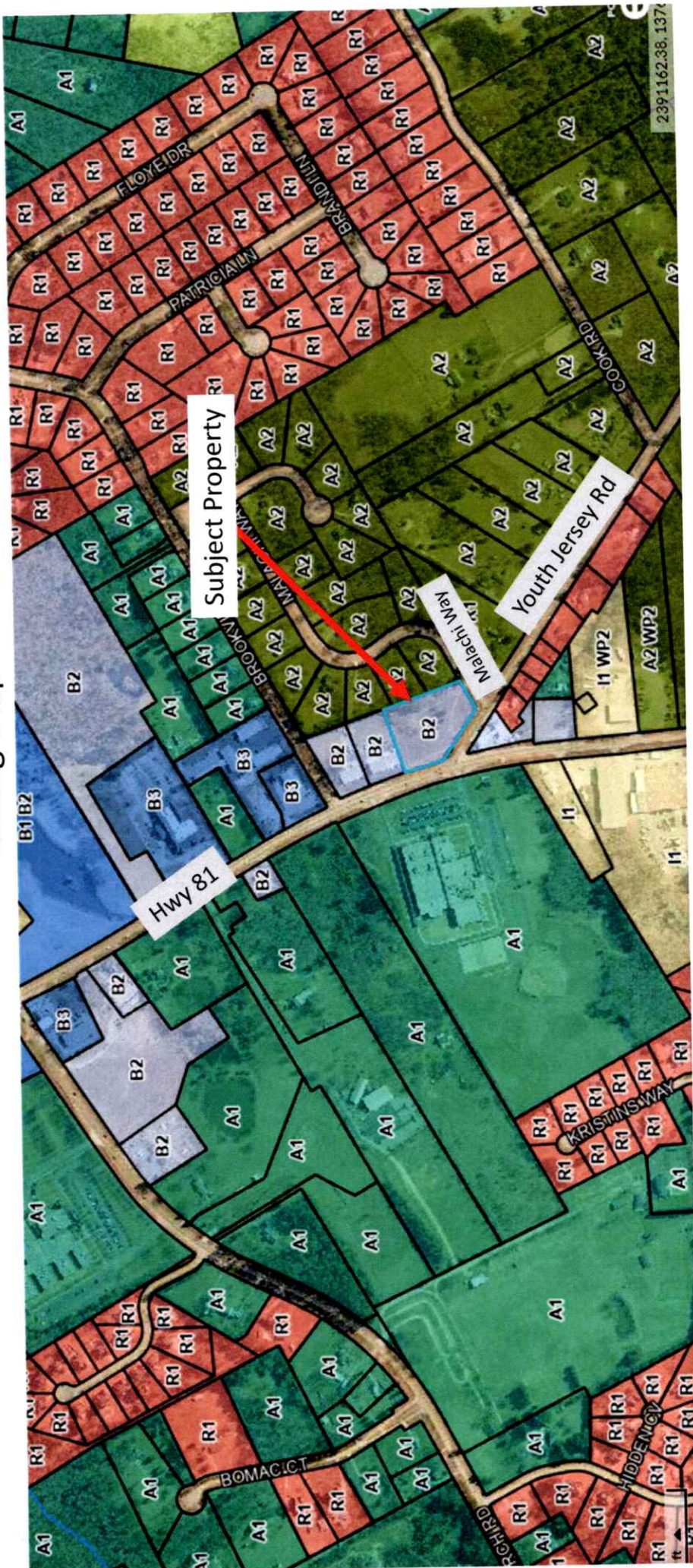
Applicant respectfully requests: (1) that the 2.79 acres at 3837 Malachi Way, Loganville GA, be rezoned from B2 to B3 to accommodate an automotive repair facility, (2) that the character area of the property be changed from Village Center to Highway Corridor, and (3) a variance to allow for development of the facility adjacent to a residential district.

Please let me know if you have any questions.

Sincerely,

Andrea Gray
Applicant’s Representative



Zoning Map



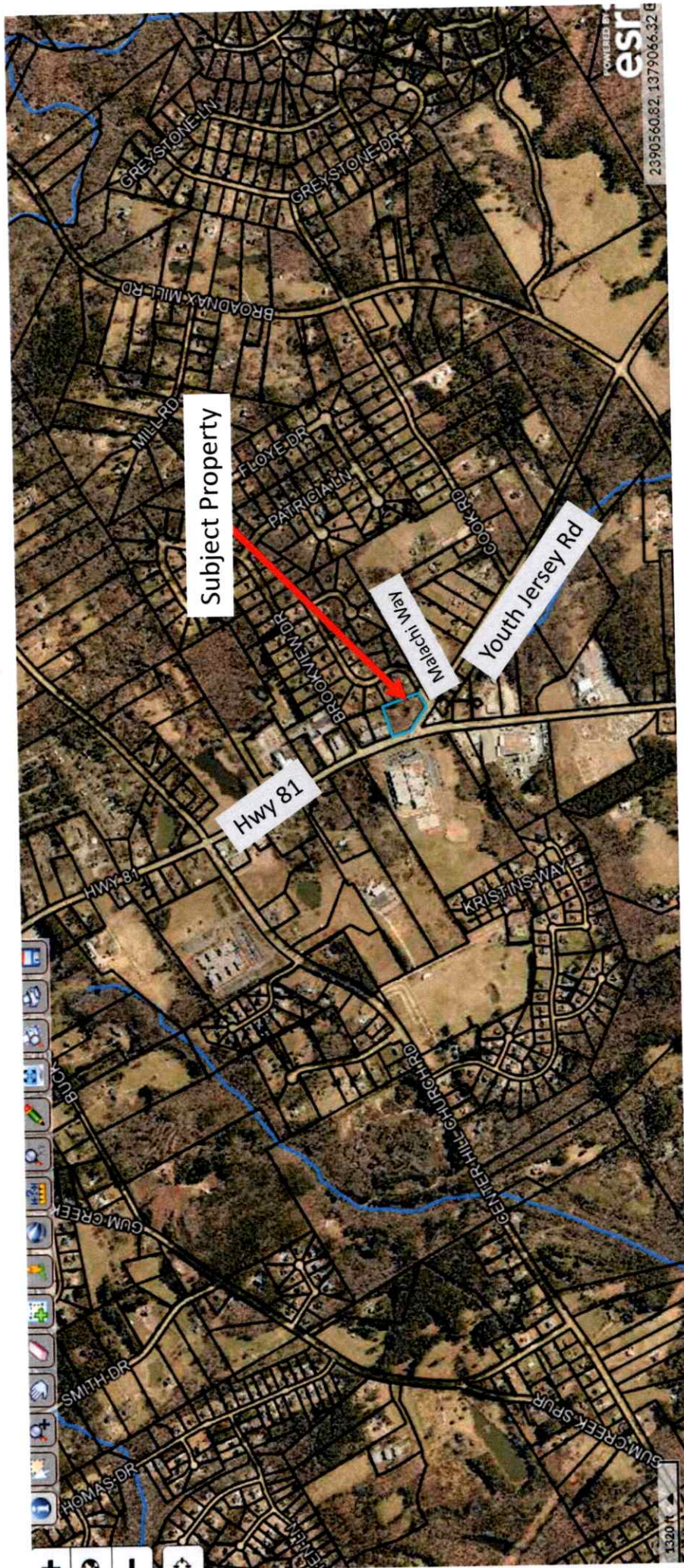
4. Legal Description

All That Tract or Parcel of Land lying and being in Land Lot 162 of the 4th Land District of Walton County, Georgia, containing 2.7916 acres, more or less, and described as Tract 2 in a plat of survey entitled “Robert W. Von Itter, Katherine P. Von Itter & Nevin J. Baker”, dated March 23, 1994; prepared by Von Itter & Associates, certified by Robert W. Von Itter, and recorded in Plat Book 62, Page 116, Walton County, Georgia, Records.

Reference is made to said plat and the record thereof for a more particular description of the property conveyed and for the purposes of incorporating the same herein.

Said property is known as Walton County Tax Parcel N051D002 and located at 3837 Malachi Way, Loganville, Georgia.

Location Map



AGENT AUTHORIZATION

Date: 6/29/23 Tax Map and Parcel Number(s): N051D002

PROPERTY ADDRESS: 3837 Malachi Way
Loganville, Georgia 30052

PROPERTY OWNER: Robert and Katherine Von Itter
137 Everet Jenkins Road
Robbinsville, NC 28771-8928

APPLICANT: Mitchell Construction, Inc.
21 Rockbridge Road
Lilburn, Georgia 30047

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 2.79 acres from B2 to B3 with a variance to allow development adjacent to a residentially zoned district and to change the character area from Village Center to Highway Corridor for an automotive repair facility

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.

ATTORNEY/AGENT

[Signature]
BY: Andrea P. Gray



Sworn to and subscribed before me this 29th Day of June 2023

[Signature]
NOTARY PUBLIC



APPLICANT: Mitchell Construction, Inc.

[Signature]
BY:

Sworn to and subscribed before me this 29 Day of June 2023

[Signature]
NOTARY PUBLIC



Andrea P. Gray LLC

Attorney at Law

June 30, 2023

Notice of Preservation of Constitutional Objections

Re: Applicant: Mitchell Construction, Inc.
 Owner: Robert and Katherine Von Itter
 Property: 3837 Malachi Way, Loganville, GA 30052
 Request to zone 2.79 acres from B2 to B3
 Variance for operations adjacent to residentially zoned district
 Change in Character Area

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 following:

The current zoning of the Subject 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 Subject 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,

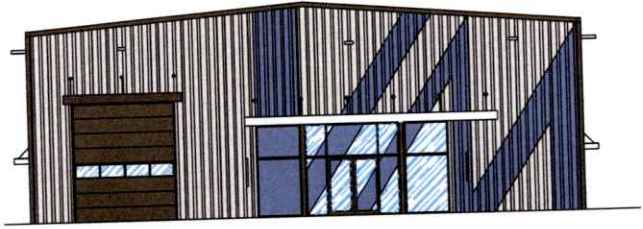
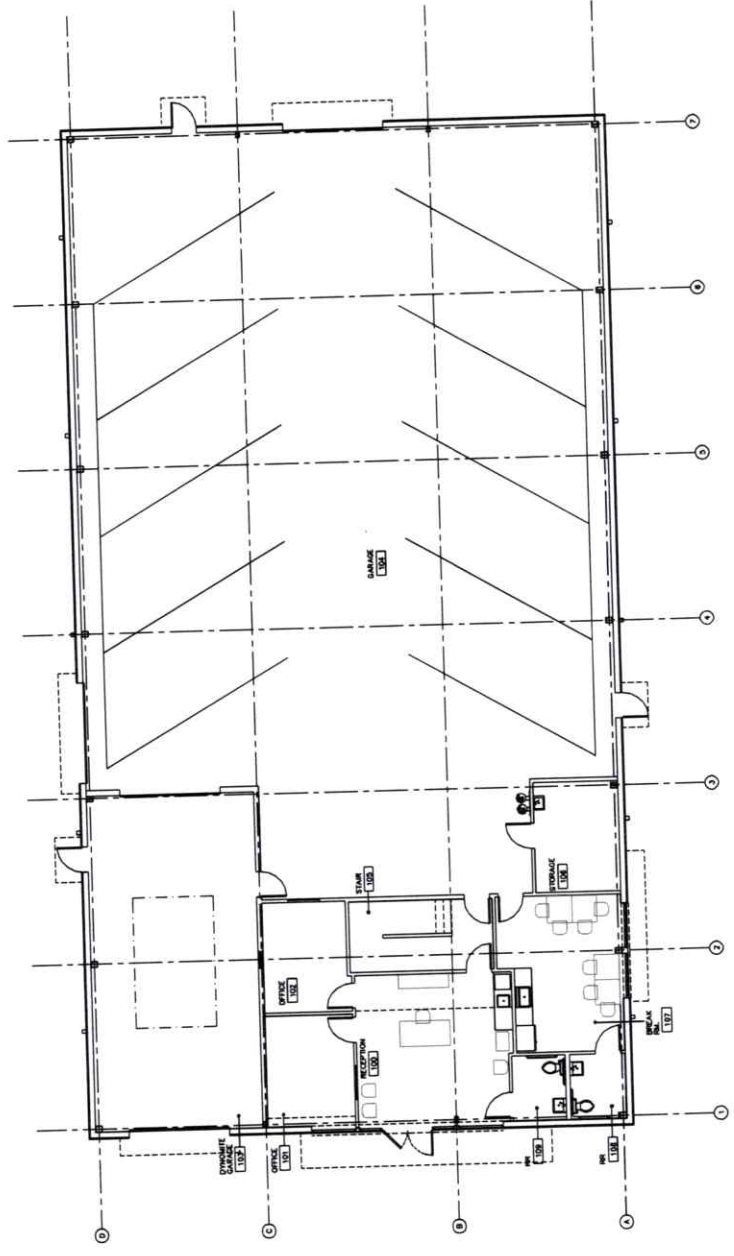
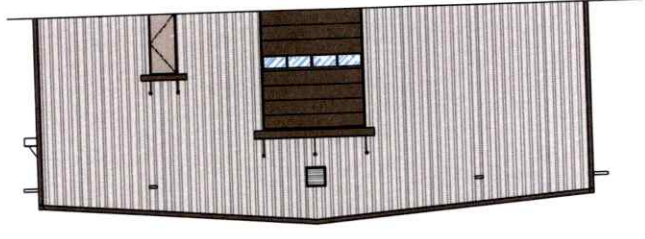


300 E Church Street, Monroe, GA 30655
 (678) 364-2384 www.andreapgray.com

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.







Planning and Development Department Case Information

Case Number: LU23060026 and Z23060025

Meeting Dates: Planning Commission 08-03-2023
Board of Commissioners 09-12-2023

Current Zoning: A1

Request: Change Character Area on the driveways on each parcel from Village Center to Highway Corridor & Rezone driveways from A1 to B2 for a shared driveway with C0080008A00.

Address: 5348 & 5358 Highway 20, Loganville, Georgia 30052

Map Number: C0080008 & C0080009

Site Area: C0080008 is 5348 Highway 20 – 5.39 acres &
C0080009 is 5358 Highway 20 – 5.39 acres

Character Area: Village Center

District 2: Commissioner–Mark Banks Planning Commission – Pete Myers

Applicant:
Kingdom Storage GA LLC
5348 Highway 20
Loganville, Georgia 30052

Owner:
Linda Linkous
1409 Monroe Drive
Monroe, Georgia 30655



Existing Site Conditions: Property C0080009 – 5358 Highway 20, Loganville consists of 5.39 acres and property C0080008- 5348 Highway 20, Loganville consists for 5.39 acres.

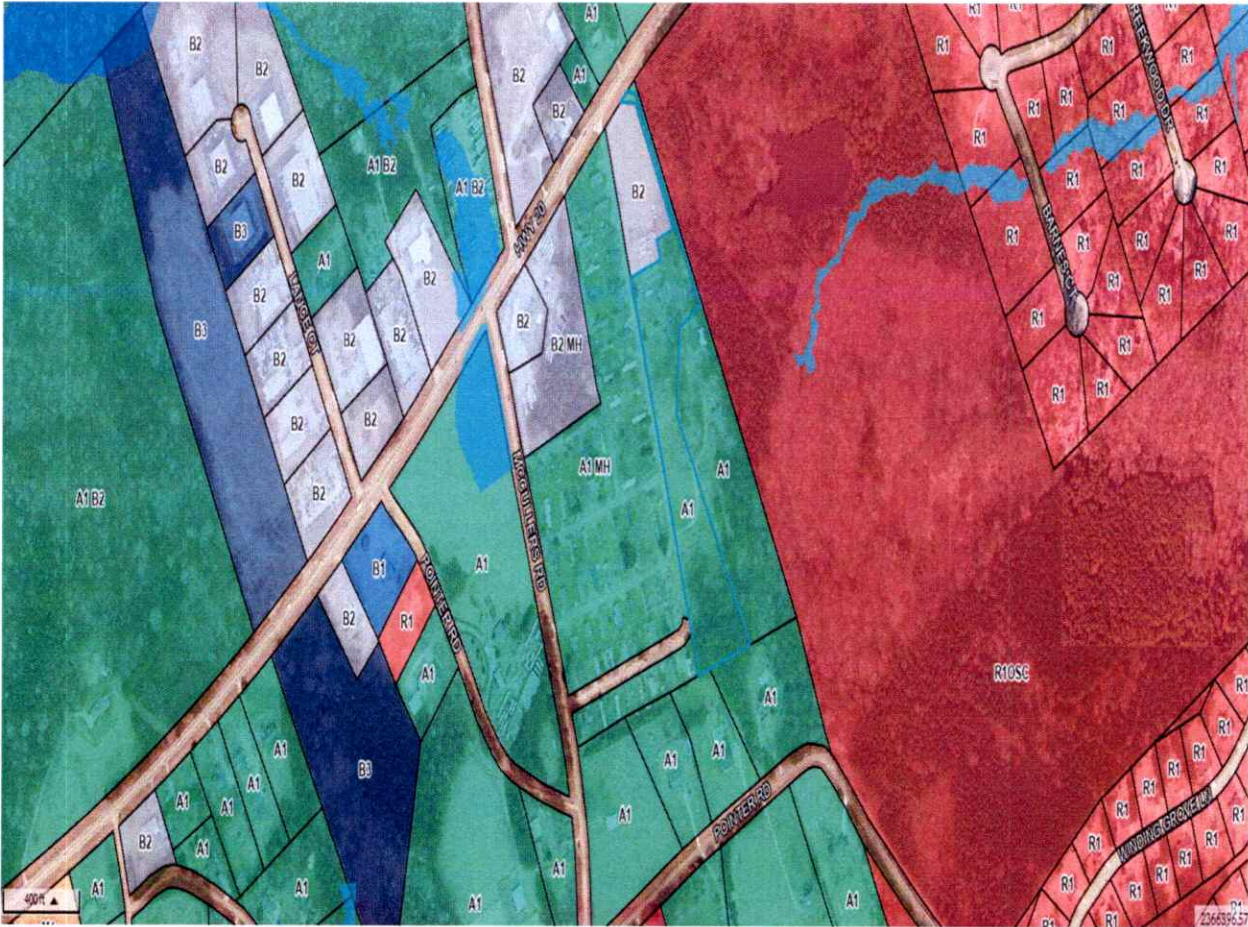
The surrounding properties are zoned A1, B2 and R1.

North – Parcel C0060028 – Zoned A1

South – Parcel C0080011D00 – Zoned A1

West – Parcel C0080009A00 – Zoned B2

East – Parcel C0080010 – Zoned R1



Staff Comments/Concerns:

History:

Z19120004	Linda Linkous	Rezone from A1 to B2 for self-storage facilities	C0080008 5348 Ga Hwy 20	Approved w/cond
LU20110002 Z20110001	Linda B Linkous	Rezone from A1 to B2 for mini warehouses and change from Suburban to Highway Corridor	C0080011D00 C0080008 C0080009 5348 & 5358 Hwy 20 and 3865 Pointer Road	Withdrew

Case Z19120004 Conditions:

APPROVED REZONE FROM A1 TO B2 FOR SELF STORAGE UNITS W/CONDITIONS

1. A BUFFER VARIANCE IS GRANTED TO REDUCE THE TRANSITIONAL BUFFER FROM 50' TO 25' WITH THE ADDITION OF A SCREENING FENCE
2. A VARIANCE IS GRANTED TO REDUCE THE LOT WIDTH FROM 150' TO 15' ON THE 2 5ACRE LOTS THAT EACH HAVE A HOME LOCATED ON THEM
3. THE SOLE POINT OF ACCESS FOR THE 2 - 5 ACRE FLAG LOTS WILL BE THE 15' DRIVEWAYS ON GEORGIA HIGHWAY 20.

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No impact to the Walton County Sheriff's Office.

Water Authority: This area is currently served by a 8" water main along Hwy 20. (static pressure: 55 psi, Estimated fire flow available: 1,250 gpm @ 20 psi). No system impacts anticipated.

Fire Department: Increased fire and emergency responses with the addition of homes in the area.

Fire Marshal: Shall comply with a current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire Hydrant shall be located a minimum of 500'ft of each other

Board of Education: Will have no effect on the Walton County School District.

Development Inspector: No comment received.

DOT Comments: They will need to coordinate with GDOT.

PC ACTION 8/3/2023:

1. LU23060026 and Z23060025-Land Use Change from Village Center to Highway Corridor and Rezone 0.23 of each driveway of Parcels C0080008 & 9 to B2 to allow access to Parcel C0080008A00-Applicant: Kingdom Storage GA LLC-Owner: Linda Linkous-Property located at 5348 & 5358 Hwy 20-Map/Parcel C0080008 & 9-District 2.

Presentation: Brian Linkous represented the case. Mr. Linkous lives at 1409 Monroe Drive. His wife's parents gave her property on Highway 20 which is 5348 and 5358 Highway 20. Mr. Linkous stated that they would like to do storage on the 2-acre lot and what they would like to do is rezone the front part of the two driveways to B2 to allow access.

Cornelius Ani was also present and stated that he is an engineer out of Lawrenceville, and he drew the site plan if anyone had any questions.

Mr. Linkous stated that GDOT granted approval for this hardship. Mr. Linkous advised that GDOT did not want multiple entrances off Georgia Highway 20. His wife, Linda Linkous, has agreed to the 2 driveways to the parcels in the back to be zoned B2 to allow access to the 2-acre commercial lots. Linda Linkous has agreed to allow them access as an easement. The Fire Marshal also advised that he would not agree to another access off of Highway 20. Mr. Linkous also advised that the county engineer has worked with their engineer to do the site plan.

Speaking: No one

Recommendation: Pete Myers made a motion to recommend approval as submitted with a second by Josh Ferguson. The motion carried unanimously.

Character Area Map Amendment

Application # LU23060026

Planning Comm. Meeting Date 08-03-2023 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 07-12-2023 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0080008 / C0080009

Applicant Name/Address/Phone # <u>Kingdom Storage GA</u> <u>5648 Hwy 20</u> <u>Logansville, GA 30052</u> Phone # <u>706-889-6925</u>	Property Owner Name/Address/Phone <u>Linda Linkous</u> <u>1409 Monroe Dr</u> <u>Monroe, GA 30655</u> <small>(If more than one owner, attach Exhibit "A")</small> Phone # <u>404-432-5027</u>
--	---

E-mail Address: DKLINKOUS@yahoo.com
 Location: 5348 & 5358 Hwy 20 Acreage 43

Existing Character Area: Village Center
 Proposed Character Area: Highway Corridor
 Is this a Major or Minor amendment to the plan? MINOR
 Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA
Yes - Big Haynes

Is the property located within a watershed protection overlay district? NO

Proposed Development: Single-family Multi-family Commercial Industrial

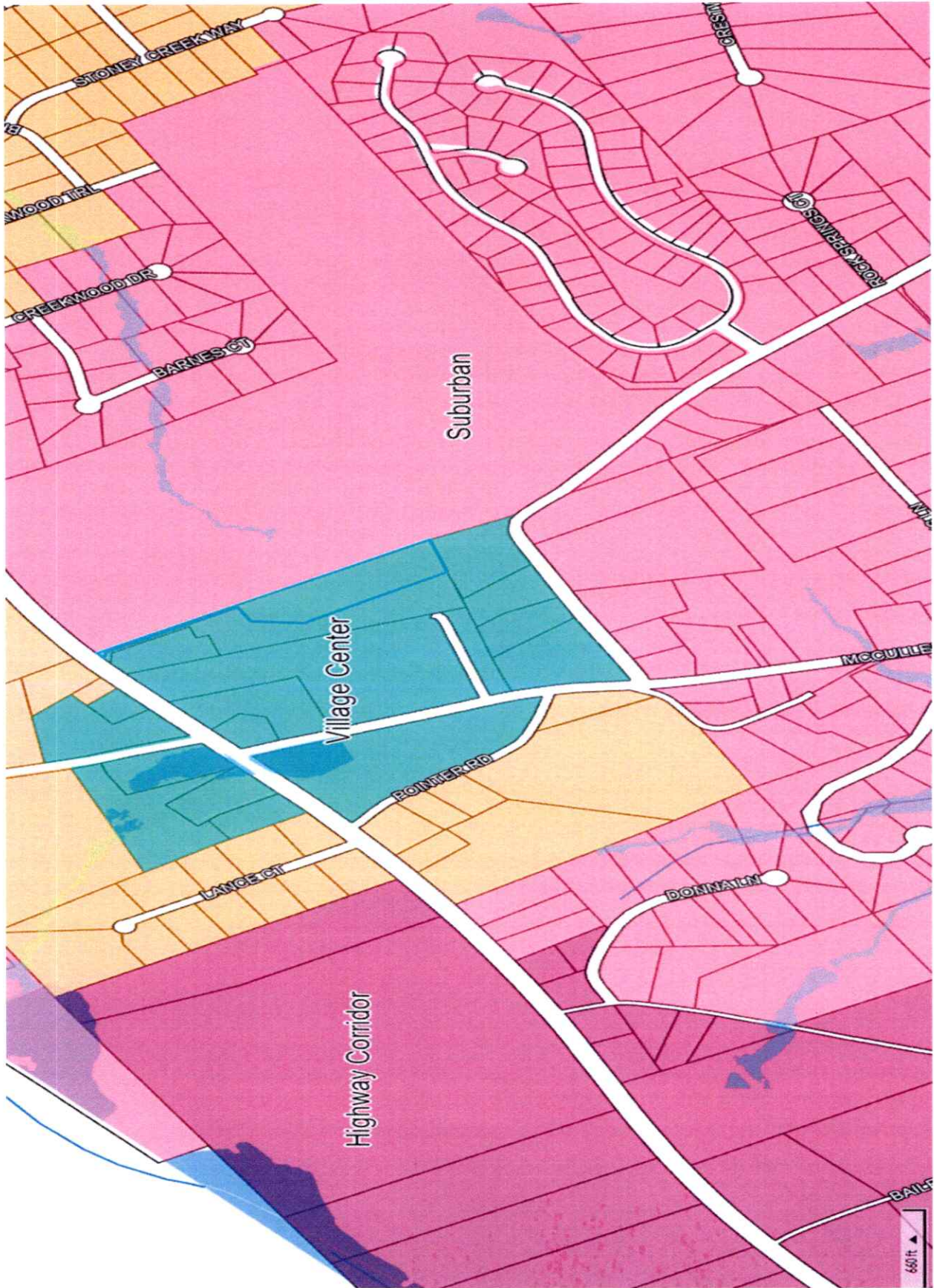
Proposed Zoning: R2 Number of Lots: _____ Minimum Lot Size: _____

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 Linda Linkous Date 6/30/2023 Fee Paid \$ ✓

LU23060026 AND Z23060025 – 5358 & 5348 HIGHWAY 20



Rezone Application # Z23060025 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-03-2023 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-12-2023 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C00800008/9 C0080009-5348 Hwy 20- 5.39
C0020008-5348 Hwy 20- 5.39
Applicant Name/Address/Phone # _____ Property Owner Name/Address/Phone _____

Kingdom Storage Co LLC Linda Linkous
5348 Hwy 20 1409 Monroe Dr
Hoganville, GA 30052 Monroe, GA 30655

E-mail address: bklinkous@yahoo.com (If more than one owner, attach Exhibit "A")
Phone # 706 889 6925 Phone # 404-432-5027

Location: Hwy 20 - Hoganville Requested Zoning B2 (?) Acreage 0.23 + 0.20 ac
0.23

Existing Use of Property: Residential

Existing Structures: N/A (driveways)

The purpose of this rezone is shaded area of the supplied sketches to be rezoned from Residential to Commercial Adjacent to 2 acre mini storage parcel

Property is serviced by the following:
Public Water: Provider: Walton County Water Well: _____
Public Sewer: _____ Provider: _____ Septic Tank: House

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.

Linda Bryan Linkous 6/29/2023 \$ 450.00
Signature Date Fee Paid

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 A1 Surrounding Zoning: North A1 South A1
East A1 West B2

Comprehensive Land Use: Village Center **DRI Required?** Y _____ N

Commission District: 2- Mark Banks Watershed: Big Haynes-Delton TMP
WP-1

I hereby withdraw the above application _____ 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;

we are only Requesting portions of Hwy 20
2 Residential drive ways to commercial
to satisfy Walworth County requirements
for Hwy 20 Commercial Access - 0.43 acres
Parcel C0080008A00 total

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

NONE

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

NONE

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

Neutral

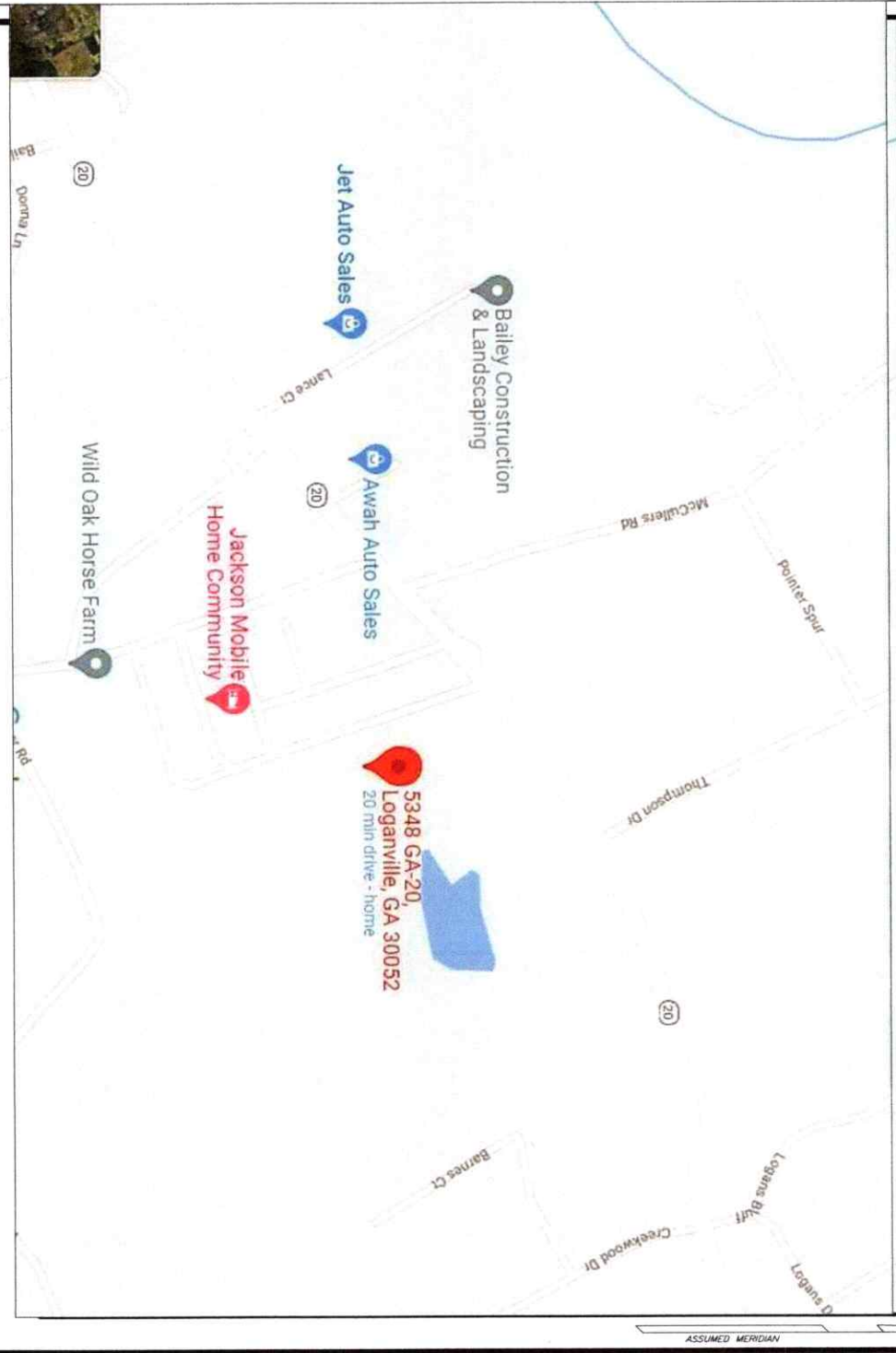
5. The suitability of the subject property for the zoned purposes; and

Suitable - only rezoning driveways

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

50 YRS

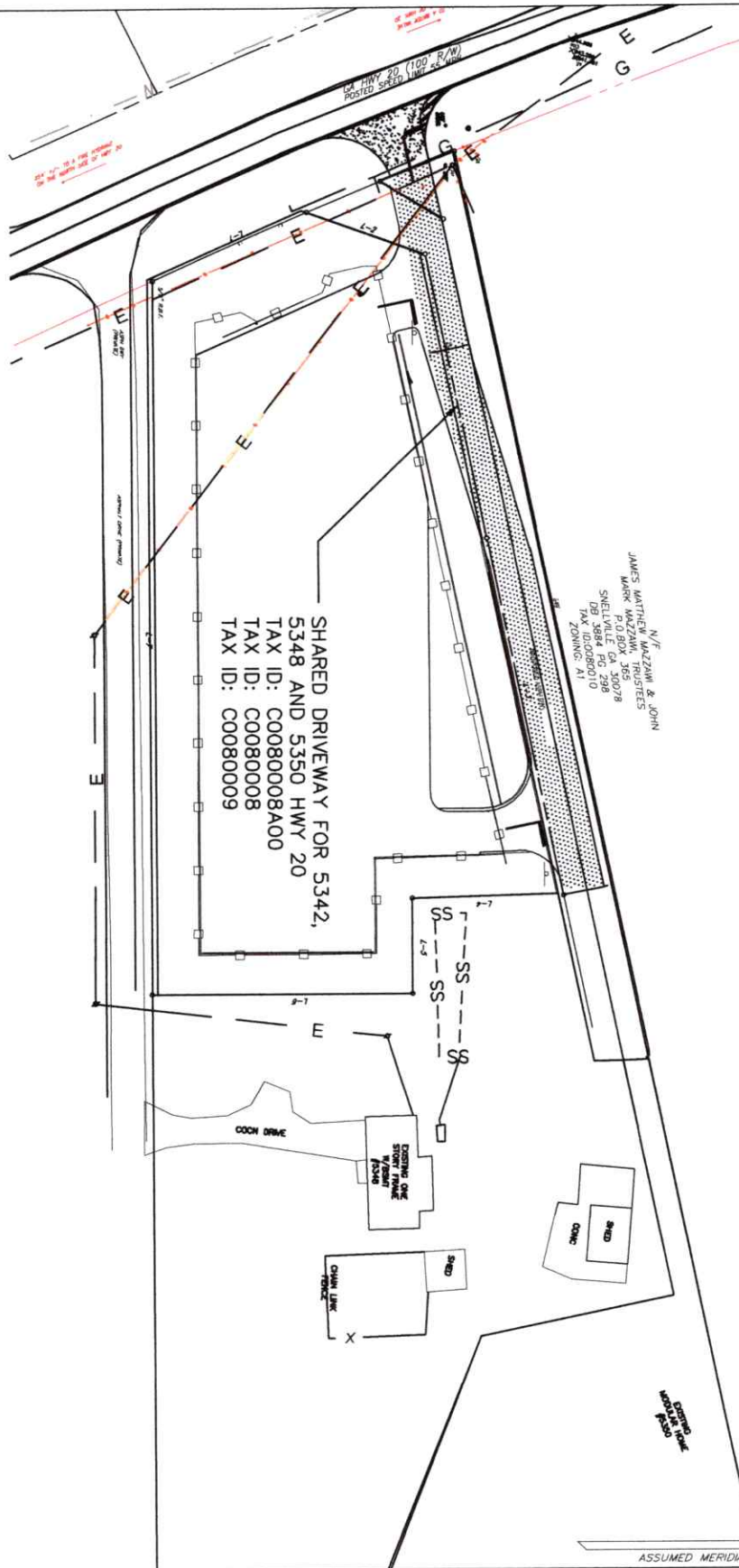
LOCATION MAP - NOT TO SCALE




**LAND
ENGINEERING &
SURVEYING, INC.**

2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

REZONING SKETCH FOR BRYAN LOUISES 5348 HIGHWAY 20, LOGANVILLE, GA 30052 LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA PARCEL ID:		SHEET NUMBER VMAP
SHEET TITLE VICINITY MAP	SCALE NTS	DRAWN BY JMK
	DATE 06292023	PROJ. I.D. 2023121



**LAND ENGINEERING
& SURVEYING, INC.**

2040 Meyers Drive
Lawrenceville, GA 30045

Tel: 404.396.0192

land_engineering@yahoo.com

**REZONING SKETCH FOR
BRYAN LOUISES**

5348 HIGHWAY 20, LOGANVILLE, GA 30052
LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
TAX ID: C0080008A00

SHEET TITLE

SHARED DRIVEWAY
EASEMENT AREA #2

SHEET
NUMBER

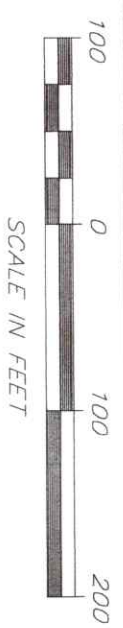
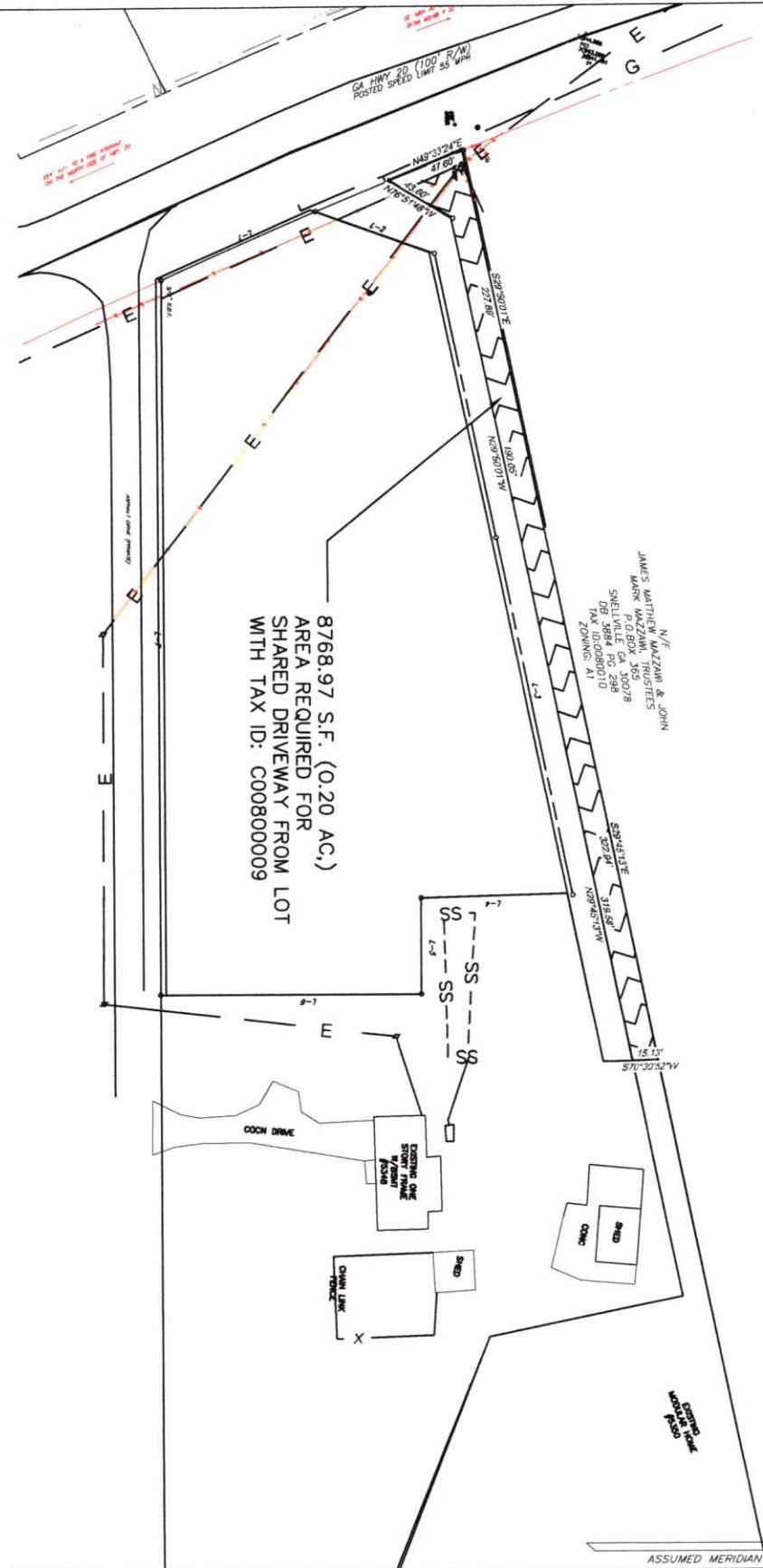
10F1

SCALE
1"=100'

DRAWN BY
JMK

DATE
06292023

PROJECT
202 40



**LAND ENGINEERING
& SURVEYING, INC.**

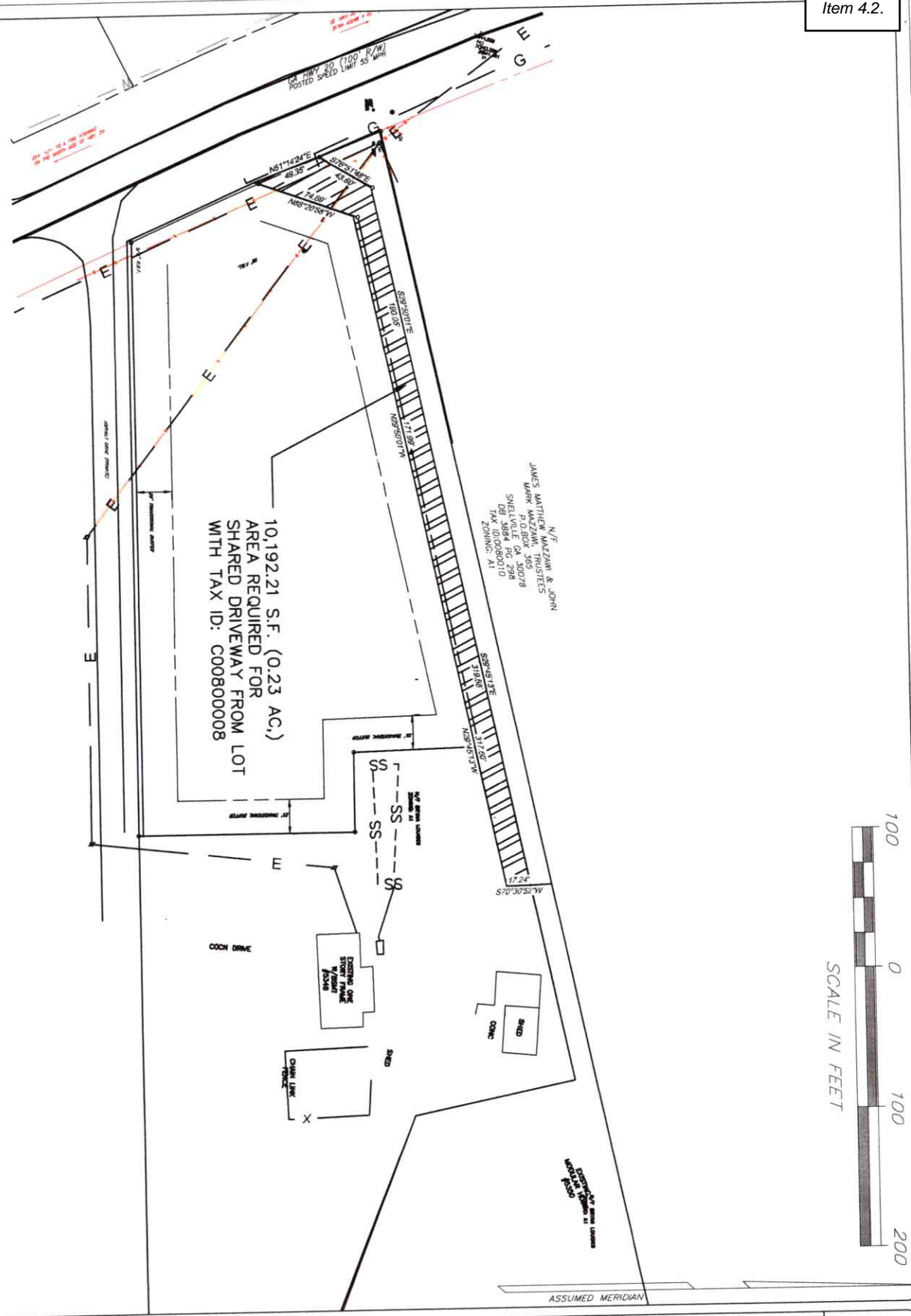
2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

**REZONING SKETCH FOR
BRYAN LOUISES**
5348 HIGHWAY 20, LOGANVILLE, GA 30052
LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
TAX ID: C00800009

SHEET TITLE
SHARED DRIVEWAY
EASEMENT AREA #2

SCALE
1"=100'
DATE
06292023

SHEET
NUMBER
10F1
DRAWN BY
JMK
PROJ ID
202
41



LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

**REZONING SKETCH FOR
BRYAN LOUISES**
5348 HIGHWAY 20, LOGANVILLE, GA 30052
LOCATED IN LANDLOT 254, DISTRICT 5, WALTON COUNTY GA
TAX ID: C00800008

SHEET TITLE
SHARED DRIVEWAY
EASEMENT AREA #1

SCALE
1"=100'
DATE
06292023

SHEET NUMBER
10F1
DRAWN BY
JMK
PROJ. I.D.
2023122

August 1, 2023

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 1, 2023 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Planning Director Charna Parker, Facilities Director Hank Shirley, County Manager John Ward 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.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:16 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon to adopt the Agenda. All voted in favor.

PLANNING & DEVELOPMENT

Planning Director Charna Parker explained that the matter was not properly advertised in the prior month. Thus, the Board needs to re-open a public hearing on the matter prior to making a decision.

Proposed Settlement of Z20110015 - Rezone 85.48 acres from A1 to R1 with conditions for a residential subdivision - Applicant: Lexes Homes, Inc./Owner: Snows Mill Road, LLC - Property located on Snows Mill Rd. - Map/Parcel C1790044 & 44A - District 4

Chairman Thompson opened the public hearing on the matter. Matt Reeves with Andersen, Tate & Carr, P.C., representing Lexes Homes presented a proposed settlement which if accepted would settle a lawsuit. He presented a list of 17 conditions that would exceed the county standards for development and stated it was not a high density subdivision. This would be a minimum of 1 acre lots with 64 houses, formerly 80. He disputed any water and septic issues and requested approval with the proposed conditions. Candace Donoghue, Mark Cain and Jeff Peterson spoke in opposition concerning high density and asking to protect nearby water sources. In rebuttal, Mr. Reeves stated that the opposition was peddling unsound arguments and they've been in court for two years. He once again requested approval. Chairman Thompson closed the public hearing on the matter.

Motion: Chairman Thompson made a motion to approve with the proposed conditions as presented. The conditions are as follows: 1) mandatory HOA, 2) minimum 2200 sq. ft. ranch style and 2400 two-story homes, 3) asphalt road with sixty ft. ROW, twenty-four ft. wide, eighteen ft. shoulder with ditches on each side of the road, no curb, gutter or catch basins required. One hundred ft. entrance ROW with a landscaped island in the center with thirty inch concrete curb

around the island, 4) lots to be graded for water to flow away from the homes to the storm water ditches, 5) minimum lot size to be 1 acre with a maximum of 64 lots, 6) minimum yard size front 40 ft., rear 40 ft., side 15 ft., 7) homes shall comply with Walton Co. specific regulations for single family dwellings in A, A1, A2, R1, R2 and R3 zoning categories, 8) minimum required brick up to the water table on front and sides of the home, 9) front porches shall have masonry face and pavers preferred but not required, 10) masonry stoops and steps on front and side of home, minimum width shall be 5 ft., 11) roofs shall have a pitch of 10/12 minimum on main body front to back, 9/12 minimum on ranch style homes, 12/12 minimum pitch on accent gables unless approved by ARC, 12) facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products, vinyl or aluminum is prohibited, 13) front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stones or shakes, 14) garage doors must be side facing except on lots that are less than 30 ft. from the property line to the garage door, 15) all yards to be sodded, 16) all shingles to be architectural shingles and 17) all homes shall obtain the approval of the ARC prior to beginning construction, the declaration shall provide design standards for not only the home but the yard, fences and retaining walls and a specific list of restrictions for the development. Commissioner Banks seconded the motion. Commissioner Bradford stated he felt that R1 was uncharacteristic of the area on Snows Mill. Chairman Thompson stated that there is a subdivision less than ¾ mile from this one with 1 acre lots as being proposed and called for a vote. Chairman Thompson, Commissioners Banks, Shelnuttt and Adams voted in favor of the motion. Commissioners Bradford, Warren and Dixon opposed the motion. The motion passed 4-3.

At 6:57, the Chairman asked for a break to allow citizens to exit. The meeting reconvened at 7:05 p.m.

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission Recommendations..

Approval of Z23050019 - 19.28 acres from A2 to B3 for a business park - Applicant/Owner: John Mark Mazzawi - Property located at Jacks Creek Rd. & Hwy 78, Map/Parcel C1780033 - District 4

Chairman Thompson opened the public hearing on the matter. John Mark Mazzawi spoke in favor of the rezone stating they would like to build a business park with an entrance off Jacks Creek Road. Civil Engineer Kathleen Woodruff stated there would be no encroachment on the floodplain. Terry Nash and Gene Morgan spoke in opposition concerning water inundating their land and the water run-off from Hwy. 78. In rebuttal, Mr. Mazzawi stated he would commit to having the engineer design a bigger detention pond to help the situation. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to approve as presented subject to a letter from GDOT stating that no entrance will be allowed from Hwy. 78 and that there be no exterior storage or commercial parking. Commissioner Shelnuttt seconded the motion and all voted in favor.

Approval of Z23060001 - 69.87 acres from R1 to R1OSC for a residential 64 lot subdivision-

Applicant: Carter Engineering Consultants, Inc./Owner: Natalie Caswell Smith - Properties located at 942 & 946 Navaho Trail, Maps/Parcels C1810002B00 & C1810002 - District 6

Chairman Thompson opened the public hearing on the matter. Brian Kimsey with Carter Engineering spoke in favor. Becky Brewer of Navaho Trail and Roger Greer of Good Hope spoke in opposition, citing their concerns of lot sizes, traffic safety and septic system failures. In rebuttal, Mr. Kimsey stated this would be 64 houses on 69 acres. House will be between 1800-2100 sq. ft. with price range around \$350,000 with common spaces and an HOA. Chairman Thompson closed the public hearing.

***Motion:** Commissioner Dixon made a motion to approve as stated. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

Approval of Rezone Z23060002 - 85.30 acres from A1 to R1OSC for a residential 72 lot subdivision - Applicant: Feeman Berrong Properties, LLC/Owner: JMJMS Properties, LLC - Property located on Pleasant Valley Rd., Map/Parcel C1810021 - District 6

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray spoke on behalf of the applicants, Gary Gettis of Freeman Berrong Properties, LLC. and JMJMS Properties, LLC. She reviewed the site plan and asked for approval with the following 7 conditions: 1) minimum sq. ft. on single story lots to be 2300, 2) minimum sq. ft. on two-story lots to be 2800, 3) roads will not be stubbed into adjoining properties, 4) roads will be curb and gutter, 5) facades to include cement siding with some combination of brick, stone, board and batten or shake accents, 6) front yards to be sodded, 7) mandatory HOA with HOA managing the open space. Herbie Malcom, Paul Straquadine, David Mullins, Shane Green, Dave Reese and Kent Brown spoke in opposition of the rezone. They spoke of concerns over the character of the area, septic tanks, water run-off and traffic. In rebuttal, Andrea Gray stated the development would be an enhancement to the community. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Dixon stated that compromise is tough in some situations. He made a motion to propose the zoning of A2OSC so it stays agriculture, with a maximum of 56 lots and density of 1.52 houses per acre which is 13 lots more than A1 but 16 lots less than the developer is asking for and with the 7 conditions presented. Commissioner Adams seconded the motion. After some discussion, Commissioners Warren, Banks, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion passed 4-1 with Chairman Thompson and Commissioner Shelnut abstaining.*

At 8:21 p.m., Commissioner Dixon requested a 5 minute break. The meeting reconvened at 8:27 p.m.

ACCEPTANCE OF BIDS/PROPOSALS

Walton Co. Public Safety Complex - Award GMP

Megan Kocikowski with Comprehensive Program Services presented proposals on the Walton

County Public Safety Complex for a guaranteed maximum price which is within the revised budget.

Motion: Commissioner Shelnett made a motion to accept the GMP in the amount of \$129,575,681. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett and Adams voted in favor. Commissioners Bradford and Dixon abstained. The motion carried.

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of July 11, 2023 Meeting Minutes
- 2. Contracts & Budgeted Purchases of \$25000 or Greater
- 3. Agreement Renewal – School Resource Officers – Walton Co. School District
- 4. Agreement – MCCI – Laserfiche - Finance
- 5. Ratification of Actions taken by WCWSA on August 1, 2023

Motion: Commissioner Dixon made a motion to approve the Administrative Consent Agenda. Commissioner Adams seconded the motion; voted and carried unanimously.

RESOLUTIONS

Resolution - Adoption of 2023 Millage Rates for Walton County

Motion: Commissioner Warren made a motion to adopt the resolution keeping the same county-wide millage rate of 10.413 and increasing the special fire district millage to 01.835. Commissioner Banks seconded the motion. All voted in favor.

Resolution - Adoption of Walton Co. Board of Education 2023 Millage Rate

Motion: Commissioner Banks made a motion to adopt the resolution rolling back the millage rate with a rate of 16.693 for maintenance and operations and a millage rate of 1.390 for debt service for the Walton County Board of Education. Commissioner Shelnett seconded the motion; voted and carried unanimously.

Facilities Director Hank Shirley presented the following Resolutions:

Resolution - Project Length Budget - EMS Classroom & Election Storage

Resolution - Project Length Budget - Additional Parking at Gov't Building

Resolution - Project Length Budget - Public Defender Office Renovations

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon to adopt all of the resolutions for project length budgets and amending the FY24 budget accordingly. All voted in favor.

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board. In addition, Mr. Ward proposed that the county select a voting delegate for the upcoming ACCG Legislative Conference.

Motion: *Chairman Thompson made a motion to appoint Commissioner Bradford as the voting delegate for the upcoming conference. Commissioner Dixon seconded the motion and all voted in favor.*

EXECUTIVE SESSION

Motion: *At 8:40 p.m., Commissioner Dixon made a motion, seconded by Commissioner Adams to enter into Executive Session to discuss litigation. All voted in favor.*

Motion: *At 9:08 p.m., Commissioner Adams made a motion, seconded by Commissioner Shelnut to return to regular session. All voted in favor. There were no votes taken in Executive Session.*

ADJOURNMENT

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Adams, to adjourn the meeting. The motion carried and the meeting was adjourned at 9:08 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

Department	Fund	Description	Payee	Amount
Budget Year FY 23 & FY 24				
	100	Premium for September 2023 - <i>For the Record</i>	One America	\$35,703.58
Various	Various	Replenish Funds In Health Benefits Trust- <i>For the Record</i>	Walton Co. Health Benefits Trust	\$500,000.00
Data Processing/MIS				
	1535	100 Google Workspace Annual Renewal	SHI International Corp	\$86,100.00
	1535	100 Microsoft 365 Apps For Enterprise	SHI International Corp	\$78,966.00
	1535	100 GETAC V110G7 Field Laptops (15)	SHI International Corp	\$41,947.05
Sheriff's Office				
	3300	100 Training/Tactical Ammo	Gulf State Distributors	\$25,411.00
Jail				
	3325	100 Medical For Inmates - October 2023	Correct Health	\$179,741.16
	3325	100 Specialty Care Expense Overage for Inmate Medical	Correct Health	\$48,924.83
	3325	100 Housed Out Inmates-July 2023- <i>For the Record</i>	Barrow County BOC	\$47,905.00
	3325	100 Housed Out Inmates-June 2023	Washington County BOC	\$43,835.00
	3325	100 Housed Out Inmates-July 2023	Washington County BOC	\$31,240.00
	3325	100 Inmate Meals-July 2023	Kimble's Food By Design, INC.	\$65,660.94
	3333/3335	211/214 Armored Vehicle (2)	The Armored Group, LLC	\$312,000.00
Fire				
	3520.270	270 Premier Membership & Maintenance Fee	Target Solutions Learning, LLC	\$27,095.00
	3520.270	270 Firefighter Gear	Municipal Emergency Service, Inc	\$60,210.00
E-911				
	3800	215 MAP Contract Payment/Maintenance Portion- <i>For the Record</i>	Motorola Solutions Inc	\$1,240,988.00
Water				
	4446	507 Water and Testing July 2023 - <i>For the Record</i>	Cornish Creek Water Fund	\$220,925.00
	4446	507 PVC Pipe, 6 Hydrants Assemblies, Casing, Gate Valve, Tracer Wire	Consolidated Pipe & Supply Co., Inc	\$62,094.00
	4446	507 2024 Kenworth T880 Tandem Dump Truck	Georgia Kenworth, Inc	\$225,095.00
	4446	507 Sany SY155 Excavator with Bucket & Rubber Pads	Central Atlanta Tractor Sales, Inc	\$84,858.00
Parks & Recreation				
	6130	100 Winter Uniforms Basketball	Go Sports USA, Inc	\$27,075.00
	6220	100 2024 Isuzu NQR Diesel Dump Body	Bellamy Automotive Group, Inc	\$84,021.00

Department	Fund	Description	Payee	Amount	
SPLOST 2019					
	4220.19	323	2023 Milling and Patching	MHB Paving, Inc	\$113,024.83
	4270.19	323	New paved roads - Striping	Peek Pavement Marking	\$45,485.25
	6220.19	323	30 Ton Commercial Rooftop AC Unit	Trane	\$48,383.79
Public Safety Complex					
	3325.22	315	Engineering Services- For the Record	Precision Planning Inc.	\$28,499.99
	3325.22	315	Engineering Services- For the Record	Precision Planning Inc.	\$19,668.50
	3325.22	315	Engineering, Materials, & Labor- For the Record	McCarthy Barnsley, A Joint Venture	\$3,137,214.60
	3325.22	315	Engineering Services- For the Record	Precision Planning Inc.	\$27,186.28
HLC Water Treatment Facility					
		504	Professional Services - July 2023 the Record	For Precision Planning	\$20,810.00
Hard Labor Creek					
	4405	508	Monthly Legal Fees HLC - For the Record	Atkinson & Ferguson	\$2,455.60
	4405	508	Operations & Management Support- For the Record	Nelson Environmental Inc	\$4,377.50
	4405	508	Professional Engineering Services O&M- For the Record	Precision Planning, Inc	\$2,924.78
	4405	508	Professional Engineering Services- For the Record	Precision Planning, Inc	\$522.31
					\$6,980,348.99

Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **September 12th, 2023**

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

Item 5.3.

Items released as County Surplus Property on 12th day of September, 2023.

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
4	Planning & Dev.	File Cabinets (Very Poor Condition)	
3	Planning & Dev.	Keyboard Trays	
1	Planning & Dev.	Paper Display-Wall Hanging	
2	Probate	Typewriters	
2	Probate	Armrest for Chairs	
1	District Attorney	2005 Ford Crown Vic	2FAFP71W05X149332
1	Public Defender	2007 Dodge Durango	1D8HD048P07F545334
1	Public Defender	2001 Ford Taurus	1FAFP55U11A182811
4	Magistrate	Desk Chair (Broken)	
1	Extension	Konica Minolta 282-11000505	AORCOY3001787
1	Extension	Konica Minolta 283-11000343	A1V4W13000293
1	Facilities	John Deere-Gator	W04X2D007643
1	Water	2016 Ford F-150	1FTM1C87GFC00811
1	Water	2004 Ford F-150	2FTRF18W34CA59613
1	Water	2004 Dodge Dakota	1D7HL48N44S585456
1	Water	2008 Ford Ranger	1FTYR14U68PA91922
1	Water	2013 Ford F-150	1FTMF1CM5DFC58800
1	Water	2012 Ford F-150	1FTEX1EM0CFC37107
1	Water	2000 Ford F-150	1FTNX21F01EB57922
1	Water	2004 Ford F-250	1FTNF20P14EC70926
1	Water	2000 Ford F-750	3FDXF7564YMA76635
1	Planning & Dev.	2006 Ford F-150	1FTRF12236NA92436
1	Planning & Dev.	2006 Ford F-150	1FTRF12256NA92437

Walton County Department Agenda Request

Item 5.4.

Department Name: Human Resources

Department Head or Representative: Melissia Rusk

Meeting Date Request: September 12, 2023

Has this topic been discussed at past meetings? No

If so, when?

Topic: Proposed 2024 Holiday Schedule

Wording for Agenda: Proposed 2024 Holiday Schedule

This Request: Informational Purposes Only

Needs Action by Commissioners

What action are you seeking from the Commissioners?

Approval of proposed 2024 Holiday Schedule as recommended by the Employee Benefits Committee

Department Comments/Recommendation:

Is 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 the County Attorney? N/A

Date forwarded to the 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 Board of Commissioners Human Resources

Proposed 2024 Holiday Schedule

January 1, 2024 (Monday)	New Year's Day
January 15, 2024 (Monday)	Martin Luther King, Jr. Day
March 29, 2024 (Friday)	Good Friday
May 27, 2024 (Monday)	Memorial Day
June 19, 2024 (Wednesday)	Juneteenth
July 4, 2024 (Thursday)	Independence Day
September 2, 2024 (Monday)	Labor Day
November 11, 2024 (Monday)	Veterans Day
November 27, 2024 (Wednesday)	½ day before Thanksgiving
November 28, 2024 (Thursday)	Thanksgiving
November 29, 2024 (Friday)	Day after Thanksgiving
December 23, 2024 (Monday)	½ day before Christmas Eve
December 24, 2024 (Tuesday)	Christmas Eve
December 25, 2024 (Wednesday)	Christmas Day

Remaining 2023 Holidays (already BOC approved)

September 4, 2023 (Monday)	Labor Day
November 10, 2023 (Friday)	In observance of Veterans Day
November 22, 2023 (Wednesday)	½ day before Thanksgiving
November 23, 2023 (Thursday)	Thanksgiving
November 24, 2023 (Friday)	Day after Thanksgiving
December 22, 2023 (Friday)	In observance for ½ day before Christmas Eve
December 25, 2023 (Monday)	In observance for Christmas Eve Day
December 26, 2023 (Tuesday)	In observance for Christmas Day



August 25, 2023

The Honorable David Thompson
Walton County Chairman
111 South Broad Street
Monroe, GA 30655

RE: ACCG - Group Health Benefits Program *Health Promotion & Wellbeing Grant*

Dear Chairman Thompson:

ACCG, Georgia's County Association, is pleased to announce that **Walton County** has been awarded the *Health Promotion & Wellbeing Grant* in the amount of **\$8000** from the ACCG GHBP Health Promotion & Wellness Program. Walton County was selected based on its grant application and commitment to employee health. A press release is enclosed to publicize the award.

Wellness programs have a demonstrated track record of improving employee health and quality of life while reducing medical claims and improving workplace morale. Walton County was one of 19 members participating in the ACCG - Group Health Benefits Program this year that qualified for a *Health Promotion & Wellbeing Grant*. This is the 20th year that ACCG - Group Health Benefits Program has awarded the ACCG GHBP *Health Promotion & Wellbeing Grants* to assist members in developing or expanding employee health promotion activities.

Please note that the designated HEALTH PROMOTION CHAMPION is required to attend one of the Local Government Risk Management Services (LGRMS) *Health Promotion Champion Training* workshops being offered. See attached flyer and registration is available at www.lgrms.com.

- | | | |
|--------------|----------------------------|--|
| September 12 | Gainesville/Hall County | Gainesville Civic Center |
| September 19 | Cartersville/Bartow County | Clarence Brown Conference Center |
| September 21 | Macon/Macon-Bibb County | Anderson Conference Center |
| September 26 | Tifton/Tift County | UGA Tifton Conference Center |
| September 28 | Statesboro/Bulloch County | Georgia Southern University CPE Center |

Upon completion of the LGRMS *Health Promotion Champion Training*, Walton County will receive the first half of the ACCG GHBP *Health Promotion & Wellbeing Grant* in the amount of \$4000, with the balance of \$4000 to be issued after the mid-point reporting.

Please contact Ben Pittarelli at 404.589.7840 or Sherea Robinson of LGRMS Health Promotion Services at 678.686.6281 for more information on the ACCG GHBP Health Promotion & Wellness Program.

Sincerely,

Ben Pittarelli
Health Program & Insurance Marketing Director

cc: Ms. Melissa Rusk

Insuring Georgia's Counties.



Keep Walton Beautiful / Recycling

2051 Leroy Anderson Rd., S.E. Monroe, GA 30655 • (770) 267-1421 • (770) 267-1423
Email: kenny.sargent@co.walton.ga.us

September 1, 2023

The Georgia Environmental Protection Division has announced the availability of funding from the state Solid Waste Trust Fund to recycle scrap tires. Local governments and solid waste authorities can apply for funding, in the form of a reimbursement, to cover the cost of transporting and processing these tires.

I would like to apply for funding from the State to reimburse the costs associated with an amnesty event. For one week, Walton County citizens would be allowed to bring in scrap tires, free of charge, to be recycled here at the Walton County Recycling Center. We plan to hold the tire amnesty throughout the week of Earth Day, April 22- April 27. The State requires up to 90 days to process and approve applications, so getting started now would give us adequate time to get state approval and have everything in order to have a great amnesty event!

The cost of recycling tires can be significant for our citizens. It is also costly to the County who routinely clears tires from our county right-of-ways. An amnesty event will help in keeping some of those tires from making their way onto the side of the road.

I am requesting approval from the Board of Commissioners to apply for this very helpful program.

Thank you,

Kenny Sargent, Director
Keep Walton Beautiful



RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO APPROVE THE PROJECT LENGTH BUDGET FOR THE RESURFACING PROJECTS, AND TO AMEND THE FISCAL YEAR 2024 BUDGET

WHEREAS, on November 6, 2018, the Walton County, Georgia SPLOST 2019 (“SPLOST IV”) was approved by voter referendum; and

WHEREAS, 911 radio communication project, transportation projects, parks and recreation projects, construction of new fire station and fire station improvements, building projects, water and sewer system improvements, and vehicle and major equipment acquisition are designated SPLOST IV projects; and

WHEREAS, the Walton County Board of Commissioners adopted an annual balanced budget for Fiscal Year 2024 on June 6, 2023; 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 2024.

THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the project-length budgets for the Resurfacing Projects which are 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 2024 be amended to incorporate fiscal year 2024 for the Resurfacing Projects.

SO RESOLVED THIS 12th DAY OF September, 2023:

BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA

By: _____
David G. Thompson, Chairman

Attest: _____
Rhonda R. Hawk, County Clerk

[COUNTY SEAL]

WALTON COUNTY PUBLIC WORKS RESURFACING PROJECT BUDGET

DATE: 8/25/2023

PROJECT: SPLOST IV VARIOUS RESURFACING PROJECTS

SPLOST IV Resurfacing projects to include deep patching, resurfacing, building shoulders, seed & straw, and traffic signs and/or striping.

Description	Unit Measure	Totals
Beagle Run	0.31 miles	\$ 46,500
Stewart Lake Road	0.75 miles	\$112,500

Total Resurfacing Cost: \$159,000

Modifications

Total Modification Cost:

Renovations

Total Renovations Costs:

Site Development/Improvements Costs

Description	Unit Meas.	Unit Cost	Totals
-------------	------------	-----------	--------

Total Site Dev. Costs:

Project Contingency

Total Project Contingency Costs:

TOTAL PROJECT BUDGET \$159,000

RESOLUTION

WHEREAS, the budgets of Walton County for Fiscal Year 2024 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 6, 2023, and

WHEREAS, to maintain compliance with the state of Georgia budget requirements per O.C.G.A. sections 36-81-3, it is necessary to amend said budgets, now

THEREFORE, BE IT RESOLVED BY THE Board of Commissioners of Walton County, amends the Fiscal Year 2024 budget to make changes to the Fiscal Year 2024 budget as presented in the attached summary schedule.

Adopted this 12th day of September, 2023

Chairman, David G. Thompson

Attest:

County Clerk, Rhonda R. Hawk

**AMENDMENT SUMMARY
September 2023 Agenda**

1. **Sheriff 3300:** FY 2024 Proposed amendment to decrease budgeted expenditures (54.2200) by \$430,000. The Sheriff's Department purchased 10 new vehicles at the end of FY 2023 that had been budgeted for FY 2024. The amendment would result in an increase in overall fund balance.
2. **Public Defender 2800:** FY 2024 Proposed amendment to increase budgeted expenditures (52.3850 contract labor) by \$42,247.62. The Public Defenders office unfunded one existing Asst Public Defender (Feagin) position and moved the fund savings to contract labor in the latter part of FY 2023. This was done as a temporary solution while new ADAs were being hired. There was an unused amount (\$42,247.62) that should be included/added to budgeted contract labor account for FY 2024. The amendment would result in a decrease in overall fund balance.
3. **SPLOST IV Elections (1401.19) and EMS (3610.19) to SPLOST IV Facilities (1565.19):** FY 2024 Proposed amendment to combine previously approved (FY23) but uncompleted SPLOST projects for Elections and EMS into one project under Facilities as presented and approved at the August 2023 BOC meeting. This amendment, because it moves an approved total expenditure from FY 2023 to FY 2024 would result in a decrease in overall FY 2024 fund balance of \$220,000.
4. **SPLOST III 1565.13 Facilities:** FY 2024 Proposed amendment to increase budgeted expenditures (54.1300 Buildings) by \$45,000 for remodeling of the old Planning and Development Government Building space for the Public Defender's office to move into. Again, this is as presented and approved at the August BOC meeting and would result in a decrease in overall fund balance.
5. **SPLOST III 1565.13 Facilities:** FY 2024 Proposed amendment to increase budgeted expenditures (54.1300 Buildings) by \$9,600 for additional employee and handicap parking at the Government Building. This, too, is as presented and approved at the August BOC meeting and would result in a decrease in overall fund balance.
6. **Government Buildings 1565:** FY 2024 Proposed amendment to increase budgeted expenditures (54.1000 Property) by \$429,614.25 for the cost of removing both the Jacks Creek and East Village conservation easements, as well as to acquire a fee simple interest in the East Village property. This would result in a decrease in fund balance.



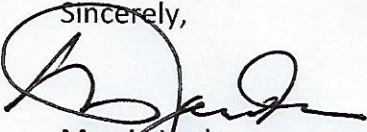
Walton County Water Department
P.O. Box 880
Loganville, GA 30052

August 29, 2023

Board of Commissioners

Ref: Center Hill Church Road Line Replacement Project Bid

Four contractors were prequalified in December 2021 to bid on the North Loop Phase I Line Replacement Project and the Center Hill Church Road Line Replacement Project. The North Loop project is almost complete. The Center Hill Church Road project was delayed due to taking over a year to get the pipe. The project was advertised and bid in June with only one of the four contractors presenting a bid. The bid price was \$6,405,095 and was made by Mid-South Builders, Inc. This is the contractor that had the low bid on the North Loop Project and has substantially completed it with no major issues. The project budget for the Center Hill Church Road was set at \$3,296,250 based upon projections by PPI in 2021. After discussing with PPI and Chairman Thompson we recommend rejecting the bid and put the project back out to bid in late December or January after the preapproved contractor list has expired so that more contractors can bid the project and hopefully get competitive bids to insure we are getting the best pricing.

Sincerely,

Morris Jordan
Director



Walton County Board of Commissioners

Human Resources

137 E. Washington Street - Monroe, GA 30655
Office: 770-266-1600 Fax: 770-267-1415 Email: melissia.rusk@co.walton.ga.us
Melissia Rusk, Human Resources Director

To: Chairman Thompson and Walton County Board of Commissioners
From: Melissia Rusk, Human Resources Director
Date: September 5, 2023
Re: Vacation Buy-Back

Walton County Civil Service Personnel Rules and Regulations, Section 600 Leave, 2. Annual Leave reads that twice during a fiscal year and at a time or times designated by the Personnel Director, an employee may request pay for up to 40 hours of accumulated annual leave provided that the employee has a minimum of 150 hours annual leave after the buy back. Whether to grant such a request is within the sole discretion of the Board of Commissioners depending upon the availability of funds. This has been referred to in the past as "vacation buy-back" or "vacation payout".

In 2009, the vacation payouts were frozen indefinitely. On September 11, 2018, the Board of Commissioners approved to reinstate the vacation buy-back. Five years later (September 2023) it has not been reinstated.

Human Resources formally requests to process and reinstate the vacation buy-back which will not require additional budgeted funds (only cash flow). Annual leave is recorded as a liability that is carried forward each budget.

WALTON COUNTY HOSPITAL AUTHORITY

**P. O. Box 1026
Monroe, GA 30655-1026
770-207-1408 FAX 207-1409
wchcfi@gmail.com**

July 31st, 2023

Ms. Rhonda Hawk
County Clerk
Walton Co. Board of Commissioners

Dear Ms. Hawk:

RE: Hospital Authority Board Appointments

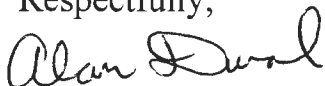
The following board appointments expire on 9/30/23. We would like to submit them for reappointment for a five year term expiring 9/30/2028.

1. Mrs. Angela Yarman
2. Mr. Alan Duval

In addition, the term of Dr. Stephen Baynham is also expiring on 9/30/2023. Dr. Baynham no longer resides in Walton County. As a replacement for Dr. Baynham, The Authority requests the appointment of Dr. Richard K. Jacob (bio attached) , this term would also expire 9/30/28.

Thank you so much for your assistance with these requests. Please feel free to call Ben Garrett at 770-601-2180, or email to wchcfi@gmail.com if you have any questions or need further information.

Respectfully,



Alan Duval, Chairman



Dr. Richard Keith Jacob, Jr.

Current Information

- Director of Trauma Center at Piedmont Hospital in Monroe, Georgia
- Board certified general surgeon
- Fellow of the American College of Surgeons
- Before coming to Walton County, Dr. Jacob was a trauma surgeon in a Special Forces unit, parachuting into parts of the world he's not supposed to talk about to support secret missions.
- Dr. Jacob enjoys the variety and challenges of general surgery and is interested in an array of surgical operations and techniques.
- [REDACTED]
- In his spare time, he enjoys time with family and outside sports and activities

Education

- He received his medical degree from Texas Tech University School of Medicine
- Completed his medical residency at Eisenhower Army Medical Center.
- Dr. Jacob retired as a Lieutenant Colonel from the military in 2018

More about Rich Jacob

He was born in Fort Bragg, as the son of a Vietnam veteran.

He was an enlisted soldier for nine years.

In his latter years in the Army, he decided he wanted to go to medical school. While still enlisted, he took classes part time at University of Texas at San Antonio and worked in the burn unit of the hospital. He graduated toward the top of his class and got into Texas Tech for medical school. He worked his way through med school and then took a residency in Augusta for five

years. He started in the fall of 2001, right as planes flew into the Twin Towers and the Pentagon. At that point, he called the Army and told them he wanted to be an army surgeon. After that, he volunteered to join Joint Special Operations Command (JSOC) at Fort Bragg, in North Carolina with very little idea of what he was getting into.

He was the first Army surgeon to go through HALO training (the kind of precision skydiving that could put 10 to 12 people, fully geared for war, onto a football field from high enough to require oxygen masks), meaning he could perform controlled high-altitude jumps into precise locations with the JSOC.

JSOC oversees the special forces of all branches of the military, including elite and shadowy units like Delta Force and SEAL Team 6. Jacob provided trauma surgery to those operatives. Jacob amassed over 200 jumps with JSOC and attained the rank of lieutenant colonel before retiring.

He can confirm that he deployed to Iraq and Afghanistan, but nowhere else. He can't really talk about anything he did anywhere, besides that it was mostly trauma surgery, plus some dealing with tropical diseases.

In between calls, he worked as a normal surgeon at the base. But in 2016, Jacob lost much of his hearing in an incident overseas and started having trouble communicating over the radio. He went to non-deployable status for a while, but it wasn't the same as being part of the special operations unit jetting off somewhere every other week. After retiring, he certainly misses the Army, with the camaraderie and mission and structure, but has settled well in Walton County.

Walton County Board of Commissioners
Surplus Vehicle/Equipment Notice

Date: 9/1/23

Department: EMS Authorized By: Ronald Almond
(Department Head or Designee Signature)

Year: 2011 Manufacturer: Chevrolet Model: 3500

VIN Number: 1GB3C0CL1BF137673 Vehicle/Equipment #: 02282

Odometer Reading: 259,330 Odometer Working? YES NO

Vehicle Condition:

Interior:	Excellent	<u>Good</u>	Fair	Poor
Mechanical:	Excellent	Good	<u>Fair</u>	Poor

Comments: _____

Current Location of Vehicle: County Shop

WITH ALL OF THE INFORMATION ENTERED, FORWARD ORIGINAL FORM TO:

Public Works Designee

Orange fuel key MUST be sent to Risk Mgmt., and fuel cards MUST be sent to Finance with a copy of this form.

Completed form emailed or fax sent to:

Finance Dept. Email: Jennifer.wall@co.walton.ga.us & mpeters@co.walton.ga.us

Risk Management Email: gretchen.thurmond@co.walton.ga.us

Public Works Email: lauren.mitchell@co.walton.ga.us

Date Sent to All Depts. Above: 9/1/23

Board Action: _____ Date: _____

(If Required)

Above Information is Correct:

(Public Works Designee Signature) (Printed Name) (Date)

Public Works Keeps Original Form

7/12/2023 Subdivision and Street Names that Need Final Topping Installed

1.) Crestview – Approx. 8204 Sq. Yds.	\$114,856.00
Robin Drive	
Aaron Court	
2.) Averys Walk - Approx. 3602 Sq. Yds.	\$50,428.00
Averys Walk	
3.) Windridge IV – Approx. 6250 Sq. Yds.	\$87,500.00
Wood Valley Drive	
Wood Valley Court	
4.) Rose Creek – Approx. 4915 Sq. Yds.	\$68,810.00
Aniki Bee Drive	
Rosie Court	
5.) Woodlake U-9 – Approx. 3250 Sq. Yds.	\$45,500.00
Timberland Road	
6.) Woodlake 4B – Approx. 1991 Sq. Yds.	\$27,874.00
Sweet creek Lane	
7.) Zachs Creek – Approx. 8073 Sq. Yds.	\$113,022.00
Seths Ridge	
Allison Way	
8.) Poppyfield – Approx. 10593 Sq. Yds.	\$148,302.00
Poppyfield Farm Drive	
Mulberry Creek Drive	
9.) Sandy Creek Cove – Approx. 9177 Sq. Yds.	\$128,478.00
Sandy Creek Drive	
Brook Hollow Lane	
Amelia Way	
10.) Sterling Oaks Phase 1 – Approx. 10644 Sq. Yds.	\$149,016.00
Cherrywood Drive	
Meadowwood Drive	
Chestnut Oak Street	
Lacebark Court	
BurOak Circle	

Approx. 66,699 Sq. Yds. \$933,786.00