



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, January 04, 2022 at 6:00 PM

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

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

AGENDA

1. **PUBLIC COMMENT/PRESENTATIONS** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
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 of Z21090019 - Rezone 7.57 acres from A1 to R1 to create 4 buildable lots Applicant: Kevin Boekman/Owner: Essie Mae Johnson - Property located at 2073 Laurel Gate Lane & HD Atha Rd/Map/Parcel C0770064 - District 4 (Tabled 12/7/21)
 - 4.2. Approval of Z21100013 - Rezone 1.175 acres from A2/B1 to R1 to create a buildable lot - Applicant/Owner: James W Draper III - Property located at 3352 Bold Springs Rd - Map/Parcel C0720084 - District 5
 - 4.3. Approval of Z21100014 - Rezone 12.40 acres from A1 to A to grow and sell vegetables & eggs at market - Applicant: Vicky Fry/Owners: Vicky & Steve Fry - Property located at 590 N Cross Lane Rd-Map/Parcel C0700034 – District 5
 - 4.4. Approval with conditions Z21100020 - Rezone 5.00 acres from A2 to B2 and 4.92 acres from A1 to B2 for retail stores and restaurants - Applicant: Terry L. Mitchell/Owners: Hannah Mitchell, Jeffrey Mitchell & Jennifer Mitchell - Property located at 6230 Centerville Rosebud Rd and 6200 Hwy 20 - Map/Parcels C0010015 and C0090008 - District 2
Conditions - 1. No outside storage, 2. Evergreen landscape buffer abutting R1 and A1
 - 4.5. Approval of LU21110001/Z21110002– LU Amendment from Highway Corridor to Neighborhood Residential and Rezone 44.56 acres from A1 to R1OSC for a residential subdivision - Applicant: Ridgecliff LLC/Owner: April Browning - Property located at 845 Cedar Ridge Rd - Map/Parcels C0910002 - District 5

4.6. Denial of Z21110004 - Rezone 125.51 acres from A1 to R1OSC to create a subdivision including Variances - Applicant: David Pearson Communities/James Matthew Mazzawi & John Mark Mazzawi as Trustees of Will of Hugh Mazzawi-Property located at Hwy. 20 & Pointer Rd - Map/Parcel C0080010 - District 2

4.7. Approval of Z21110005 - Rezone 2.25 acres from A1 to R1 to create a buildable lot - Applicant: Amber Spitzer/Owners: Carl & Pamela Bishop - Property located at 1950 Bold Springs Rd - Map/Parcel C0860098 - District 5

5. PLANNING & DEVELOPMENT

5.1. Amendment - OA21110006 - Walton County Land Development Ordinance per Errata Sheet dated 11/01/2021

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

6.1. Approval of December 7, 2021 Meeting Minutes

6.2. Approval of December 17, 2021 Meeting Minutes

6.3. Contracts & Budgeted Purchases of \$5000 or Greater

6.4. Declaration of Surplus Property

6.5. Board of Elections - 2022 Qualifying Fees

6.6. Acceptance of Forfeited Vehicles - Sheriff's Office - Jeep Cherokee and V.W. Passat

6.7. Amendment to existing Inmate Medical Contract

7. FINANCE

7.1. Presentation of FY 2021 Audit - Ryan Jones, Sr. Manager - Mauldin & Jenkins

8. RESOLUTIONS

8.1. Resolution - FY22 Budget Amendment and Acceptance of Judicial Branch American Rescue Grant

8.2. Resolution - Setting time, dates & location of the regular monthly meetings of the Board of Commissioners for 2022

8.3. Resolution - Adoption of Amended and Restated ACCG 401(a) Defined Contribution Plan for Walton Co. Employees

[8.4.](#) Resolution - Amending the Walton Co. Service Delivery Strategy to address Stanton Springs and Stanton Springs North and to limit Monroe's sewer service area at Monroe's request and to limit Loganville's sewer service area at Loganville's request

[8.5.](#) Resolution - Approving Local Redistricting Maps

[8.6.](#) Resolution - Consenting to Deannexation of a portion of the Development Authority's property on Snows Mill Road - (Tabled 12/17/21)

9. HUMAN RESOURCES

[9.1.](#) Staffing Request - Magistrate Court - Associate Judge and Supplement

[9.2.](#) Staffing Request - Sheriff - Two Full Time Deputies - Two Temporary Deputies

10. APPOINTMENTS

10.1. County Clerk

10.2. Assistant County Clerk

[10.3.](#) County Attorney

10.4. Vice Chairman

10.5. Walton County Board of Appeals

10.6. Walton County Water & Sewerage Authority

11. DISCUSSION

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 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 5:00 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.

Rezone Z21090019 Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **11-04-2021**

Board of Commissioners Hearing Date: **12-07-2021**

Parcel ID: **Map C0770064**

Acreage: **7.57**

Applicant:

**Kevin Boeckman
450 Herring Road
Grayson, Georgia 30017**

Owner:

**Essie Mae Johnson
2073 Laurel Gate Lane
Monroe, Georgia 30656**

Property Location: 2073 Laurel Gate Lane/HD Atha Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 7.57 acres from A1 to R1 to create 4 buildable lots.

Staff Comments/Concerns: Applicant is seeking to develop 4 tracts to build an SFD on each 1.250 acre tract as allowed in R1.

Site Analysis: The 7.57 acre tract is located on 2073 Laurel Gate Lane & HD Atha Road. The surrounding properties are zoned A1.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: No issues with approval of this request.

Sheriffs' Department: Any increase to the population as it pertains to new construction will impact the Walton County Sheriff's Office. On average each household has about 2.8 people and generates 1.25 calls for service.

Water Authority: Per Morris Jordan - Rezone Z21090019 does not have County water. There is water on H.D. Atha but not on Laurel Gate Lane. The applicant will have to extend the water main from H.D. Atha down Laurel Gate to allow meters to be set in the R/W in front of the 4 proposed lots and the existing house. The existing house is on County water but their line runs across the property to be subdivided to a meter that is in the R/W along H.D. Atha.

10/15/2021 Water Authority - These properties are not currently served with water service, however a 10" water main exists at the intersection of HD Atha Rd. (static pressure: 125 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). A new water main will be required to distribute water along the road to service the properties. Please coordinate with WCWD.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: Will have some effect on the Walton County School District.

Development Inspector: No comment received

DOT Comments: Will not affect DOT.

Archaeological Information: No comment received

PC ACTION 11/4/2021:

1. Rezone – Z21090019 – Rezone 7.57 acres from A1 to R1 to create 4 buildable lots– Applicant: Kevin Boekman/Owner: Essie Mae Johnson – Property located on 2073 Laurel Gate Lane & HD Atha Road/Map/Parcel C0770064 – District 4.

Presentation: Kevin Boekman represented the case and stated that he wants to rezone 7.57 acres from A1 to R1 to create 4 buildable lots. Mr. Boekman stated that 2.54 acres will go with the existing house and the remaining acreage be divided into 1 ¼ lots sizes. Brad Bettis asked about the square footage of the houses and Mr. Boekman stated that the ranch houses would be 2,844 and the 2 story houses would be 2,752 sq. ft. Mr. Bettis asked if there would be attached or detached garages and Mr. Boekman stated that they would have 3 car attached garages with the exterior material of the homes being brick on the front and hardy/concrete siding.

Speaking: Jason Ludwig who lives on Laurel Gate Lane stated that all the properties around there are zoned A1, the smallest acreage is 2 acres and the largest being 12 acres. He also stated that if this was rezoned to R1 that it is inconsistent with the character area and it would not be feasible to rezone. He asked the Board to keep it all with an A1 zoning and he wants to put on the record that he was opposed.

Wayne Murphy who lives at 2022 Laurel Gate stated that he moved out of a subdivision because of small lots. He stated there are site distance problems on HD Atha and the road is not in good shape. He stated that he did not put all his money into his property for smaller lots to be there and he is opposed to it.

Philip Still who lives at 2163 Laurel Gate stated that he has lived there 32 years and he thinks that if you change the zoning that it would be spot zoning. He said that he lives on 8 acres across the street and he stated that if the zoning was changed to R1 that more people would be riding down the road. He would like it to remain A1.

Thomas Miller spoke and stated that at one time Lamar Atha owned all the property and that is who HD Atha Road is named after. Mr. Miller stated he is against the zoning. He stated that he moved from Stone Mountain and he does not want the property developed. He asked the Board to listen to the taxpayers.

Craig Calhoun who lives at 2142 Laurel Gate stated that he doesn't want the rezone and agrees with everyone else and hopes they could come to a compromise and have 2 ½ acre lots.

Kevin Boekman came back for rebuttal and stated that this lot is set up a little bit different but it does not change the character. He stated there is a subdivision behind this lot that has R1 zoning. He stated that this would add value to what the neighbors have. He also stated that they have checked and it has good site distance on each side but they are willing to take down trees if necessary. Mr. Boekman stated that he understands what the neighbors are saying but this will not take away the characteristics of the area.

Recommendation: Brad Bettis made a comment before he made a recommendation stating that with the present zoning that, they could build 1,400 sq. ft. homes but instead they are going to build no smaller than 2,700 sq. ft. homes. Brad Bettis made a motion to recommend approval with condition that the minimum house size be 2,700 sq. ft. and lots be divided as per the site plan submitted with a second by Pete Myers. The motion carried unanimously.

Rezone Application # 221090019

Planning Comm. Meeting Date 11-4-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 12-7-2021 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0770064

Applicant Name/Address/Phone #
Kevin Boeckman
450 Herring Rd
Grayson, GA. 30017

Property Owner Name/Address/Phone
Essie Mae Johnson
2073 Laurel Gate Lane
Monroe, GA. 30656

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

Phone # 678-897-0341

Phone # 678-851-8882

Location: 2073 Laurel Gate LN Requested Zoning R1 Acreage 7.57

Existing Use of Property: Single Family Residence

Existing Structures: Yes. House

The purpose of this rezone is to split off 5 acres and build 4
single family homes.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Well: —

Public Sewer: NO Provider: NA Septic Tank: Yes

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 9-27-21

Fee Paid \$ 300.00

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

Comprehensive Land Use: Suburban **DRI Required?** Y — N /

Commission District: 4-Bradford 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: Kevin Boeckman

Address: 450 Herring Rd, Grayson, GA. 30017

Telephone: 678-897-0341

Location of Property: 2073 Laurel Gate Lane, Monroe, GA. 30656

Map/Parcel Number: C0770064

Current Zoning: A1 Requested Zoning: R1

Eddie M. Johnson _____
 Property Owner/Signature Property Owner Signature

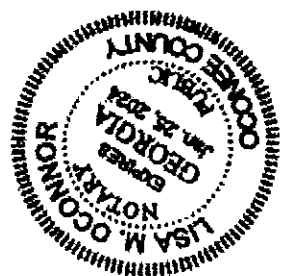
Print Name: ESSCEM. JOHNSON Print Name: _____

Address: 2073 LAUREL GATE LN Address: _____

Phone #: 678-851-8882 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.

[Signature] _____ 9.23.2021
 Notary Public 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;

It is zoned A1 and is currently a single family resident. Behind this property is Meadowood subdivision and it is zoned R1.

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

The owner is not able to get top dollar for there Land.

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

NA

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

Values should increase for everyone

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

The property has enough road frontage
+ will be acrea plus lots. Soils are
Good as well.

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

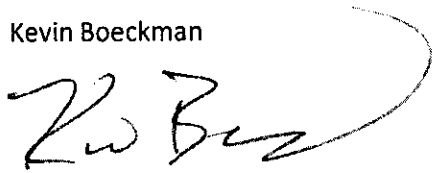
I believe this property has always been Zoned
R1. The land behind this property is
Zoned R1

Letter of Intent

To Whom it May Concern:

I have 2073 Laurel Gate Lane under contract with the intent to rezone it from A1 to R1. I want to subdivide it into 4 lots. Each lot will all be around 1.25 acres. I am not looking for any special conditions. I will follow the current county conditions for R1 zoning.

Kevin Boeckman

A handwritten signature in black ink, appearing to read "Kevin Boeckman". The signature is stylized and cursive, with a large loop at the end.

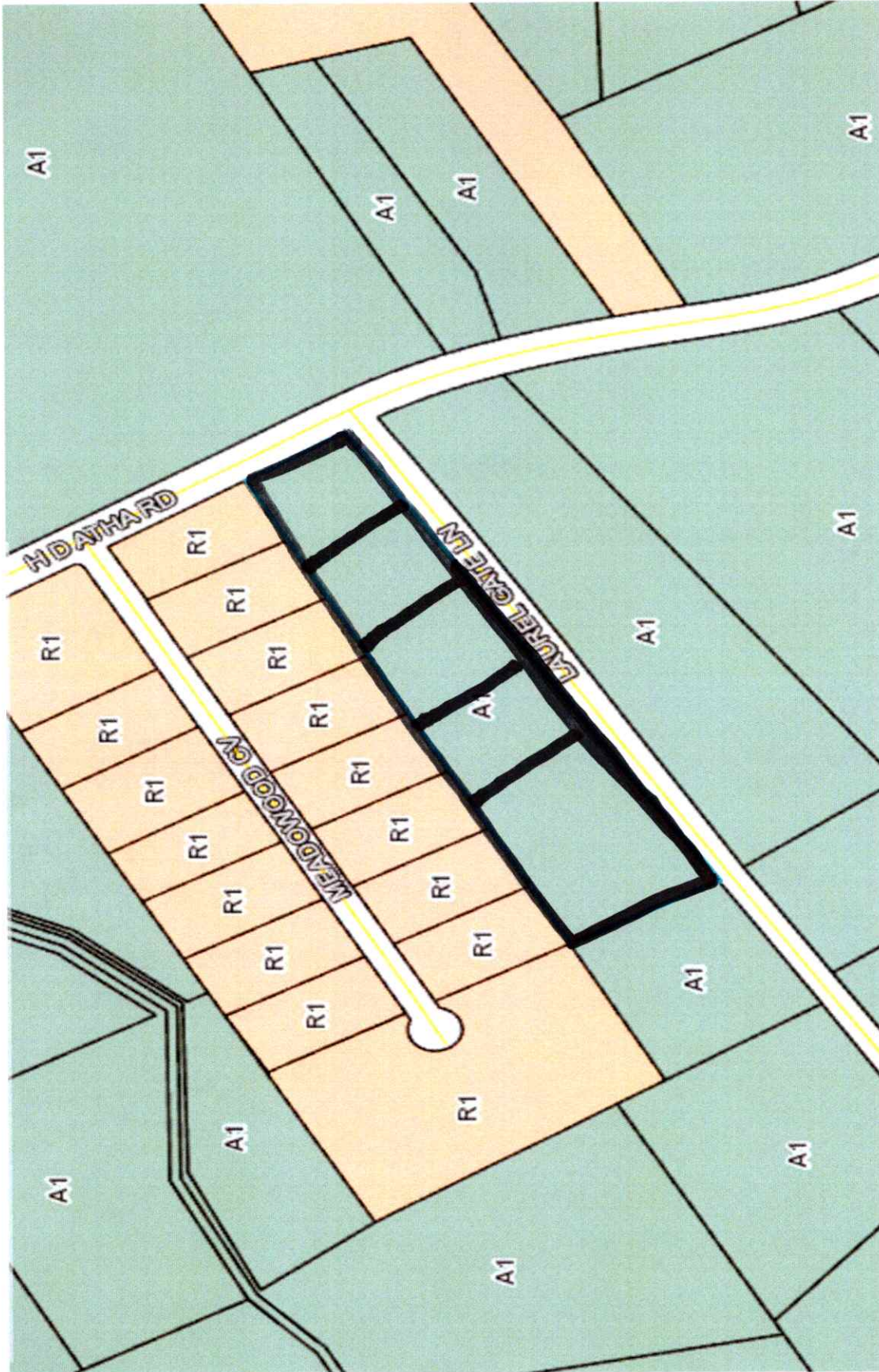
Z21090019 – 2073 Laurel Gate Lane/H D Atha Rd



Z21090019 – 2073 Laurel Gate Lane/H D Atha Rd



Z210900019 – 2073 Laurel Gate Lane/H D Atha Rd



Rezone Z21100013 Staff Analysis

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: **Map C0720084**

Acreage: **1.175**

Applicant/Owner:
James W. Draper, III
1040 Monroe Highway
Bethlehem, Georgia 30620

Property Location: Bold Springs Road

Current Character Area: Rural Residential

Current Zoning: A2/B1

Request: Rezone 1.175 acres from A2/B1 to R1 to create a buildable lot.

Staff Comments/Concerns: A portion of this parcel was rezoned to B1 years ago. This request is more suitable in this area.

Site Analysis: The 1.175 acre tract is located on 3352 Bold Springs Road. The surrounding properties are zoned A2 and B1.

Zoning History:

Z98677	Joe Holgen	A-2/B-1 to B-1	C072-84	Withdrawn

Z97557	Nella Mae Denmark	leave at B-1	C072-84	Approved
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Character Area: The character area for this property is Rural Residential.

Comments and Recommendations from various Agencies:

Public Works: Has no issues with approval for this request.

Sheriffs' Department: An increase to the number of households in Walton County will increase the number of calls for service and population which directly impacts the Walton County Sheriff's Office. The average number of calls for service is based on population and number of households.

Water Authority: Request to rezone 1.175 acres on Bold Springs Rd from A2/B1 to R1 to create a buildable lot. This area is served by a 8" water main along Bold Springs Rd (static pressure: 75 psi, Estimated fire flow available: 1,650 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: This will not impact the Walton County School District.

Development Inspector: No comment received

DOT Comments: Does not require GDOT coordination.

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. **Rezone – Z21100013 – Rezone 1.175 acres from A2/B1 to R1 to create a buildable lot– Applicant/Owner: James W Draper III – Property located on Bold Springs Rd- Map/Parcel C0720084 – District 5.**

Presentation: James Draper III was not present for the meeting. Charna Parker, Director of Walton County Planning & Development, represented the case and stated that the 1.175 acres has been zoned B1 for many years and the zoning is not used for this purpose. Tim Hinton stated that he was familiar with this property.

Speaking: None

Recommendation: Tim Hinton made a motion to recommend approval with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # 221100013

Planning Comm. Meeting Date 12-9-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 1-4-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0720084

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>James W. Draper III</u>	<u>James W. Draper III</u>
<u>1040 Monroe Hwy</u>	<u>1040 Monroe Hwy</u>
<u>Bethlehem Ga 30620</u>	<u>Bethlehem Ga 30620</u>
Phone # <u>770 868 6122</u>	Phone # <u>770 868 6122</u>

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

Location: Bold Springs Road Requested Zoning R1 Acreage 1.175
 Existing Use of Property: Raw Land
 Existing Structures: NONE
 The purpose of this rezone is to build a 2,000sqft house

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 10-18-21 Fee Paid \$ 300.00

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/B1 Surrounding Zoning: North A2/B1 South A2
 East A2 West A2/B1
 Comprehensive Land Use: Rural Residential **DRI Required?** Y _____ N
 Commission District: 5-Adams Watershed: _____ TMP

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;

Residential

- 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;

A gain to the public b/c
Im developing the property

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

it is zoned B1 so the current zoning is not very good

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

10 years

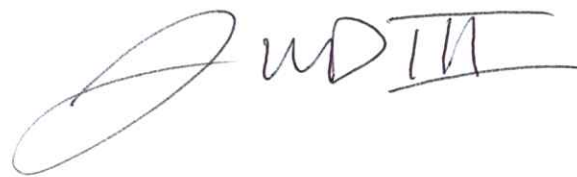
James W. Draper III

10-18-21

Item 4.2.

Letter of Intent

I would like to rezone the house (Property)
in order to build a 2,000 sq ft house.

 JWD III

Z21100013 – Bold Springs Rd



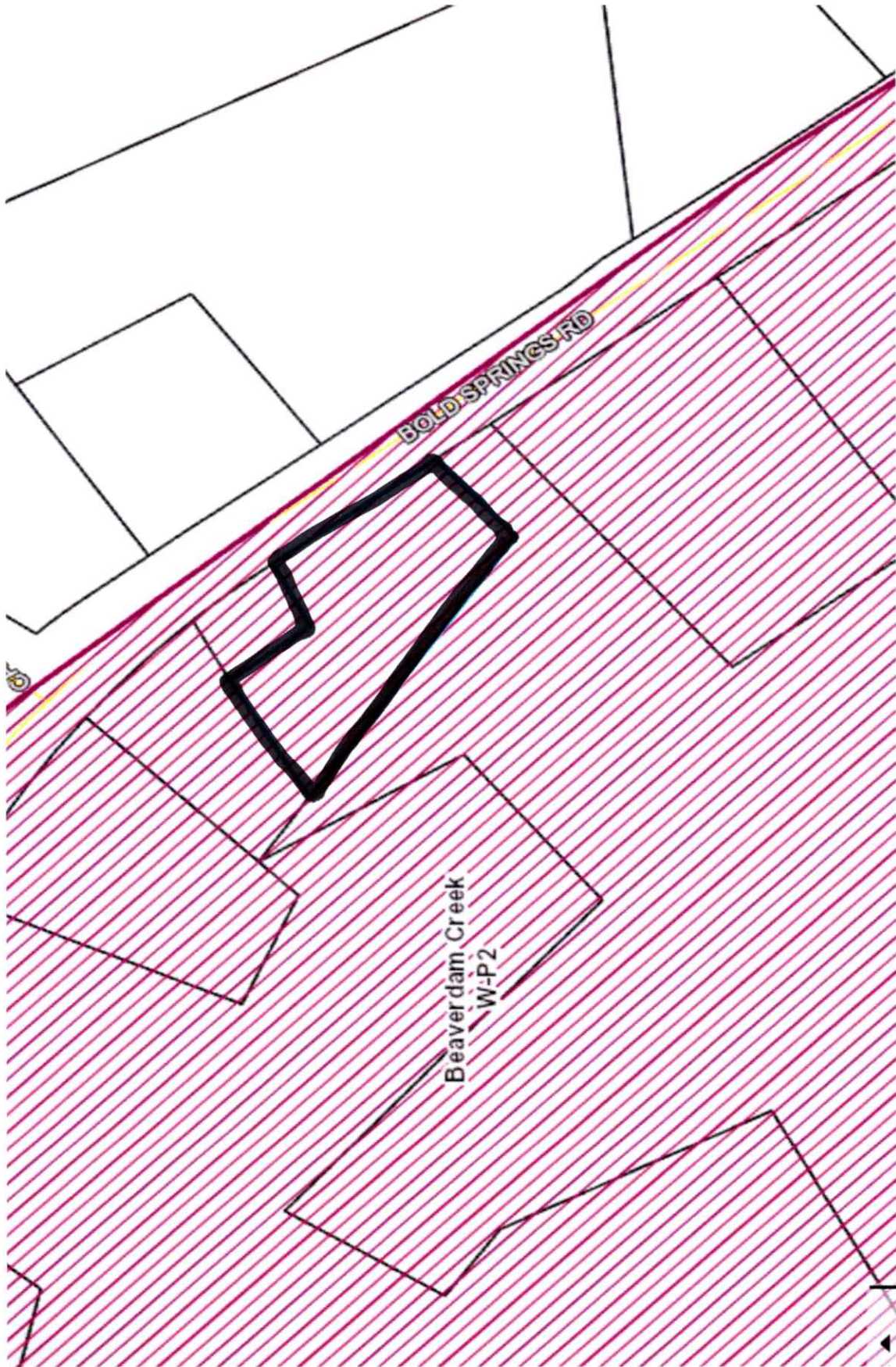
Z21100013 – Bold Springs Rd



Z21100013 – Bold Springs Rd



Z21100013 – Bold Springs Rd



Rezone Z21100014 Staff Analysis

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: Map C0700034

Acreage: **12.40 acres**

Applicant:

Vicky Fry

590 N Cross Lane Road NW

Bethlehem, Georgia 30620

Owner:

Vicky & Steve Fry

590 N Cross Lane Road NW

Bethlehem, Georgia 30620

Property Location: 590 N Cross Lane Road NW

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 12.40 acres from A1 to A to grow & sell fruit vegetables and eggs at farmers market.

Staff Comments/Concerns: Should the Board approve the request the Department would recommend approval for this use only.

Site Analysis: The 12.40 acre tract is located on 590 N Cross Lane Road NW. The surrounding properties are zoned A1.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Has no issue with approval for this request.

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

Water Authority: Request to rezone 12.40 acres on N Cross Lane Rd from A1 to A to grow & sell fruits and vegetables, and eggs at farmers market. This property is not currently served with water service, however a 8" water main exists at the intersection of Fieldstone Way. (static pressure: 90 psi, Estimated fire flow available: 800 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

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

Development Inspector: No comment received

DOT Comments: Will not require GDOT approval

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. **Rezone – Z21100014 – Rezone 12.40 acres from A1 to A to grow and sell vegetables & eggs at market– Applicant: Vicky Fry/Owners: Vicky & Steve Fry – Property located on 590 N Cross Lane Rd-Map/Parcel C0700034 – District 5.**

Presentation: Vicky Fry represented the case. She said that they have been farming since 1994 and they want to sell produce and eggs that they grow. Ms. Fry stated that they take produce and eggs to the market. Tim Hinton asked about what vehicles do they have for this and Ms. Fry stated that they have two vans that they use for delivery. Mr. Hinton stated that he has personal knowledge of this place and he has been by there many times. Tim Hinton stated that the road is terrible and it would take 2 axle vehicles to go down this road. Mr. Hinton stated that it is not on the staff report but in his opinion the road is narrow and needs to be fixed. Mr. Hinton stated that this opens the door to Ms. Fry to be first to dedicate right of way. Ms. Fry stated that they tried this in the past but they had one neighbor that does not want this because he said does not want to give up any of his land to the county. She said that the road has two 90 degrees turns.

Speaking: None

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

Rezone Application # 221100014

Planning Comm. Meeting Date 12-9-2021 at 6:00PM held at **WC Board of Comm. Meeting Room** - 363 S. Hammon Drive - 3rd Floor

Board of Comm Meeting Date 1-4-2022 at 6:00PM held at **WC Historical Court House** - 111 S. Broad Street 2nd Floor

You or your agent must be present at both meetings

Map/Parcel C0700-00000-034-000
C0700034

Applicant Name/Address/Phone #
Vicky Fry - owner
590 CROSS LN NW
BETHLEHEM, GA 30620

Property Owner Name/Address/Phone
Vicky L. Fry
STEVE FRY - owner
590 CROSS LN NW
BETHLEHEM, GA 30620

Phone # 678-381-9759

Phone # 678 758-1899

Location: 590^N CROSS LN RD. NW Requested Zoning A Acreage 12.40 AC

Existing Use of Property: Farm - vegetables, eggs

Existing Structures: HOME, POLE BARN

The purpose of this rezone is GROW + SELL VEGETABLES, EGGS @ Farmers Market

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 Vicky Fry

Date 10/13/2021

Fee Paid \$ 350.00

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

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

Commission District: 5-Adams Watershed: _____ TMP

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;

A-1 Farm + Residential

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

Not Sure - None to my Knowledge

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

Not applicable?
Our farming practices are environmentally safe and promotes health soil for future.

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

We've been here since 1994 and nothing will change

5. The suitability of the subject property for the zoned purposes; and
Currently being used as such
(organic agriculture)

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.
None

Letter of Intent

Vicky Fry
590 N Crosslane Rd (Cross Ln NW)
Bethlehem, GA 30620

To Whom it May Concern:

We are requesting to rezone from 1-A to A because it has come to our attention that it is required to be able to sell vegetables from our current vegetable farm here in northern Walton County. We've been growing organically-grown vegetables here on this property for 15+ years. We farm in a manner that is beneficial to the environment, the soil, and our pollinators. We use no chemicals to grow and our neighbors have always been approving of our land use. Nothing will change, aside from wanting to sell our vegetables.

Thank you,

Vicky Fry
678-381-9759



FRY FARM
590 CROSS LN NW
BETHLEHEM, GA 30620

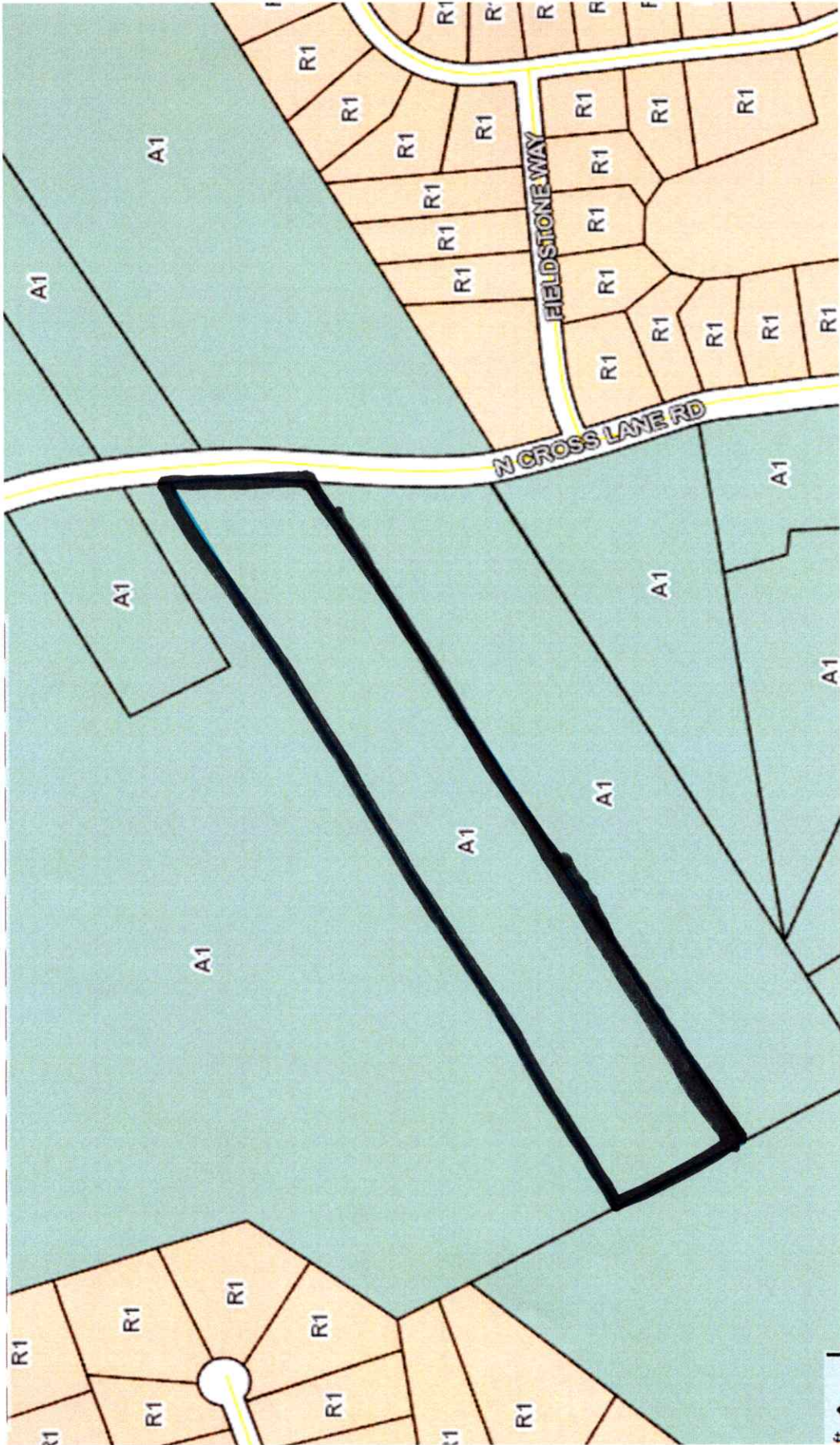
Z21100014 – 590 N Cross Lane



Z21100014 – 590 N Cross Lane



Z21100014 – 590 N Cross Lane



Staff Comments/Concerns:

Site Analysis: The 5.02 acre tract is located on 6230 Centerville Rosebud Road and the surrounding properties are zoned A2, B3, A1 and R1. The 4.92 acre tract is located on 6200 Highway 20 and the surrounding properties are zoned A1, B3, A2 and R1.

Zoning History: No History

Character Area: The character area for both properties is Highway Corridor.

Comments and Recommendations from various Agencies:

Public Works: Public Works has Some Concerns with this Proposed Request and has reached out to GDOT Due to a Possible Road Closure at this Location that will affect the County Road of Centerville Rosebud, With the Current Road Design Public Works would Recommend that a Proper De-cell and a Centerturn Lane be installed On Centerville Rosebud Road due to Traffic Volume and Safety Concerns.

Sheriffs' Department: The Walton County Sheriff's Office conducts business checks on main thoroughfares, twice per shift on night shift. The additional business will increase service demand by 730 checks per year.

Water Authority: Request for rezone a total of 9.92 acres on Centerville Rosebud Rd & Highway 20 from A2/A1 to B2 for retail shops and restaurants. This area is currently served by a 8" water main along Centerville Rosebud Rd & Highway 20. (static pressure: 40 psi, Estimated fire flow available: 875 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues

Fire Code Specialist: No comment received

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

Development Inspector: No comment received

DOT Comments: This will require GDOT coordination and there is concerns with meeting spacing and sight distance requirements.

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. Rezone – Z21100020 – Rezone 5.00 acres from A2 to B2 and 4.92 acres from A1 to B2 for retail stores and restaurants – Applicant: Terry L Mitchell/Owners: Hannah Mitchell, Jeffrey Mitchell & Jennifer Mitchell – Properties located on 6230 Centerville Rosebud Rd and 6200 Hwy 20- Map/Parcels C0010015 and C0090008 – District 2.

Presentation: Terry Mitchell represented the case and stated that he lives at 6036 Centerville Rosebud Road. He stated that Centerville Rosebud Road is a State Road for the record. He owns 35 acres and there is 4.9 acre tract across the road that his son owns. He stated that the DOT is realigning the road across from Copart. He said that on the Loganville side where Copart is there is noise and dust. He stated that he bought this land when he was 18 years old and he is sick of cars. He thought he would live here forever but he has people interested in the property and he wants to develop it as B2. Mr. Mitchell showed the Board a proposed drawing by GDOT. He stated that DOT is in the process of doing a 3-lane roundabout down below Copart and that they will be taking 100 ft. of his property. He said that 80% of the property for 2 miles is zoned commercial. Pete Myers asked about a site plan and Mr. Mitchell stated that DOT is developing a site plan and they are grading his 5 acres. He stated that DOT has worked out the driveways and he will build a new driveway on the new road. He stated that DOT is doing site work and working on the water drainage. He stated that DOT's start date is in 20 days to buy the right of way and 60 days to start the roundabout and they hope it will be completed in April 2022. Tim Hinton stated that B2 covers a wide range of uses and asked Mr. Mitchell what does he envision for this property since there is no site plan and Mr. Mitchell stated retail store with 3 or 4 shops – he is flexible as to what it will be. Mr. Hinton stated that normally the use that is being requested is listed on the application. Mr. Hinton asked if there would be any objection to a condition on outside storage and Mr. Mitchell stated

that he would not be opposed. Tim Hinton stated that it would be good to know what the property is going to be used for.

Speaking: Andrea Madison stated that she lives behind Mr. Mitchell and this is her neighborhood. She raises chickens and other neighbors raise chickens. She stated that this is a neighborhood and if he brings commercial on Centerville Rosebud that will affect homeowners in that area who still want to have farms and land. She stated that the traffic is already horrendous. She stated that Mr. Middlebrooks is right next to her. She is against this all together. If this happens, there will be no air for trees or nothing. Ms. Madison stated that the pasture borders her and it is 10 acres in front of her place. She is worried about Mr. Middlebrooks and imminent domain taking his property. There are 90 acres down Centerville and commercialism is there.

Mr. Mitchell came back for rebuttal and stated that in regard to the 10 acres that borders Ms. Madison's property he plans to stay in that house. He feels he has no choice because DOT is taking the property and Centerville Rosebud Road is already commercial.

Recommendation: Pete Myers made a motion to recommend approval with conditions of: no outside storage and evergreen buffer to be place next to A1/R1 zonings with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z 21/00020

Planning Comm. Meeting Date 12/09/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 01/04/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel Map 15 C 0010015

Applicant Name/Address/Phone #

Terry L Mitchell
6306 Centerville Rosebud
Loganville, GA 30052

Phone # 770-899-3822

Location: 6230 Centerville Rosebud

Existing Use of Property: VACANT & 1 HOME

Existing Structures: House

Property Owner Name/Address/Phone

Hannah G. Mitchell
6306 Centerville Rosebud Rd.
Loganville, GA 30052 770-601-8162
(If more than one owner, attach Exhibit "A")

Phone # 770-601-8162

Requested Zoning Commercial B2 Acreage 5.08 Acres
Store/Shops
Restaurant

The purpose of this rezone is To Rezone Commercial For Store /
Retail Shops & Restaurant - NEW RD SPITS Property
In Future

Property is serviced by the following:

Public Water: Provider: Walter 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 Hannah G. Mitchell Date 10-28-21 Fee Paid \$ 550.00

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 A2 South B3-A2/B3
East A2 West A1 R1

Comprehensive Land Use: Highway Corridor DRI Required? Y _____ N

Commission District: 2-Banks Watershed: WP-1 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: Terry L. Mitchell
Address: 6306 Centerville Rosched RD Loganville
Telephone: 770-899-3822 GA 30052

Location of Property: 6230 Centerville Rosched RD
Loganville, GA 30052

Map/Parcel Number: C7 15

Current Zoning: Agricultural Requested Zoning: Commercial

Hannah G. Mitchell _____
Property Owner Signature Property Owner Signature

Print Name: Hannah G. Mitchell Print Name: _____

Address: 6306 Centerville Rosched Rd Address: _____

Phone #: 770-601-8162 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.

Jennifer Mitchell _____
Notary Public Date 10/28/2021



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;

- 1. VACANT Lot to 2 Acres to South
- 2. Owner OWN, PASTURE 7 Acres to West
- 3. COPART to North - Industrial -
- 4. EAST Commercial Trucking Park and 1 Residence
Being Also Zoned In This Hearing

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

Commercial Convenience Store / Restaurant
And Retail Shop

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

50% AS COPART HAS 87 Acres of
Car Storage with Dust + Noise + TRAFFIC

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

Provide Retail Shopping and Restaurant
That Does NOT EXIST IN AREA

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

With New Roundabout TRAFFIC Flow
Will Be greatly Impaired and Flow
Continues, Greater Exposure

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

30 years Property IS VACANT WITH
1 House on It.

Letter of Intent

Item 4.4.

10-28-21

The Purpose And Intent of this Zoning is to Zone 5⁰⁰ Acres That Adjoining to 4.92 Acres owned by my Son Jeffrey S. Mitchell. This is Located AT 6230 Centerville Road RD Loganville GA. The zoning is for Commercial For Store And Shops & Restaurant. ALL Property Adjoining In Area is now Industrial (CO PAVT) And Campa RV Sales, Southeast Paving and Over the Road Truck Parking - 800 Trucks, We Are the LAST owners to Zone Commercial and Intersection of GA Hwy 20 and Centerville Road Loganville GA, Thank you,

For Harold S Mitchell
Jeff Mitchell

Rezone Application: Z 21100020

Planning Comm. Meeting Date 12/09/2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 1/04/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0090008

Applicant Name/Address/Phone #

Terry L. Mitchell
6306 Cantabile Road
Logansville, GA 30052

Phone # 770-899-3822

Property Owner Name/Address/Phone

Jeffrey Scott Mitchell Jennifer Lynn Mitchell
CMR 477 Box 821
APO AE 09263-0009

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

Phone # 850-382-2261

Location: 6200 Hwy 20 Requested Zoning Commercial B3 Acreage 4.92

Existing Use of Property: Agricultural & Home

Existing Structures: House and 1 BARN IN REAR

The purpose of this rezone is Commercial Retail for shops & Restaurant

Property is serviced by the following:

Public Water: Provider: Walter Co 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 17 OCT 2021 \$ 550.00 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 B3 South A2
East R1 West A1 B3

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: 2-Banks Watershed: WP-1 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: Terry L. Mitchell
 Address: 6306 Centerville Road RD
 Telephone: 770-899-3822 (3822)
 Location of Property: 6200 HIGHWAY 20
LOGANVILLE GA 30052
 Map/Parcel Number: C0090008

Current Zoning: AGRICULTURAL Requested Zoning: COMMERCIAL

J.S. Mitchell
Property Owner Signature

Jam Mitchell
Property Owner Signature

Print Name: Jeffrey S. MITCHELL

Print Name: Jennifer L MITCHELL
Jeffrey S. MITCHELL

Address: 6200 HIGHWAY 20
LOGANVILLE GA 30052

Address: CMR 479 Box 84 6200 HIGHWAY 20
APO AE 09263 LOGANVILLE, GA 30052

Phone #: 850-382-2261

Phone #: 850-380-6759

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.

[Signature]
Notary Public

10-19-21
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;

(1) Zoned Agricultural with 1 Residential Home
(2) Trucking Company, (3) Campa Business, (4) COPART.

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

50% Due to Noise, Traffic, Dust from COPART, Trucks - Trucks over 600 Cranking Everyday

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

Dust and TRUCK Noise of 1000 Trucks Entering, Cranking up Day & Nights

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

Commercial Retail for Shops / Restaurant to Provide to Public That Do not Exist Now -

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

This Property has 500+ RD Frontage
on Highway 20, A Roundabout to
Start to Be Built Soon will Control
Traffic and Business will have Good Exposure.

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

10 yrs most Property has been Vacant
with Exception of the House

10-28-21

Item 4.4.

Letter of Intent

The purpose and Intent of This
Zoning is to Zone 4.92 Acres AT
6200 Hwy 20 Loganville, GA 30052 to
Commercial Use. The zoning is to Be Shops
Retail and Restaurant Application. ALL Property
ADJACING and North + EAST has Already
Been Zoned Commercial or Industrial And
We are the LAST to The Intersection
of Centerville Road RD and GA Hwy
20. Thank you.

L.T. G. & Jennifer
For Jeffrey S Mitchell
Jay L. Mitchell.

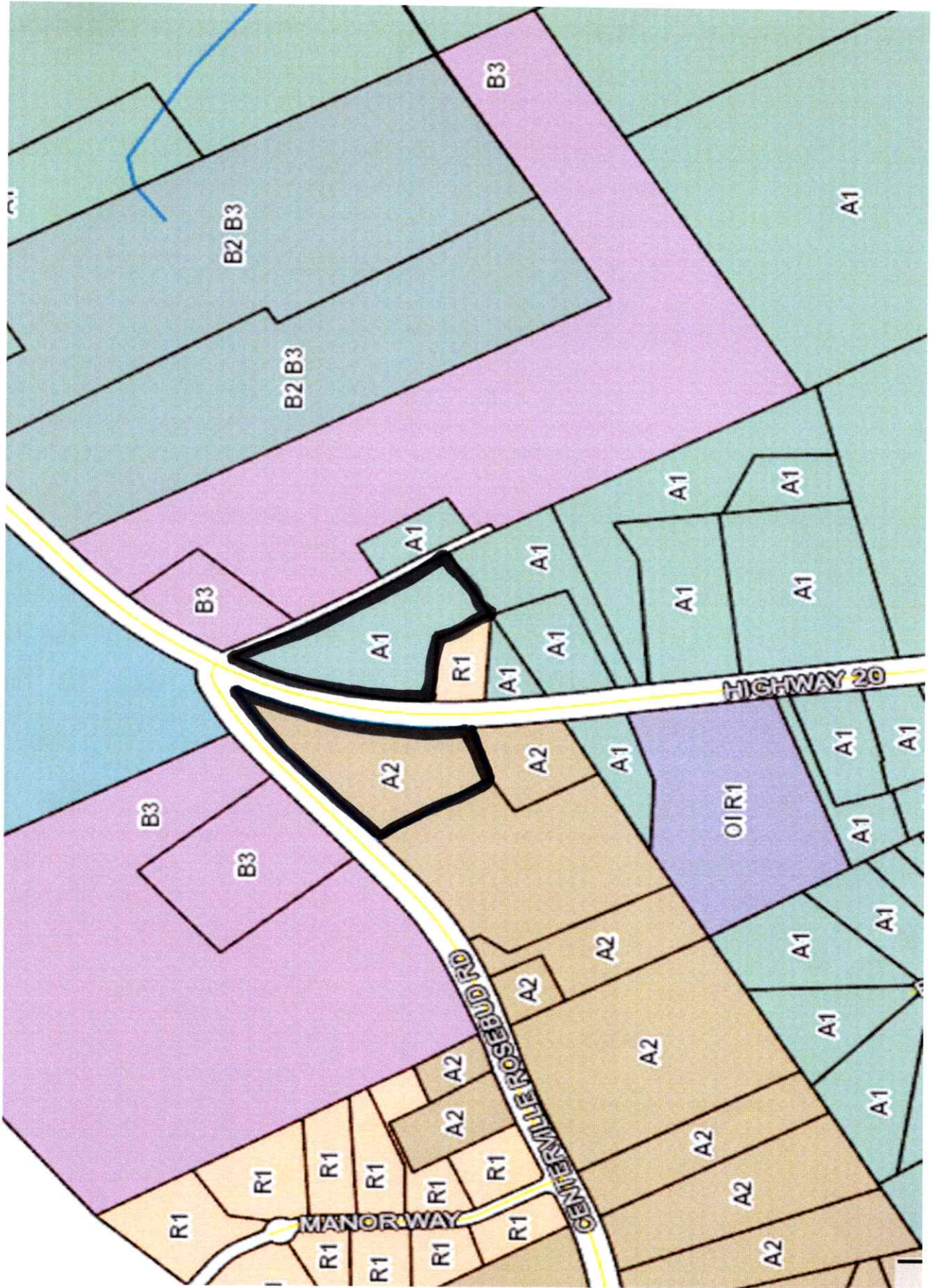
Z21100020 – 6230 Centerville Rosebud Rd & 6200 Highway 20



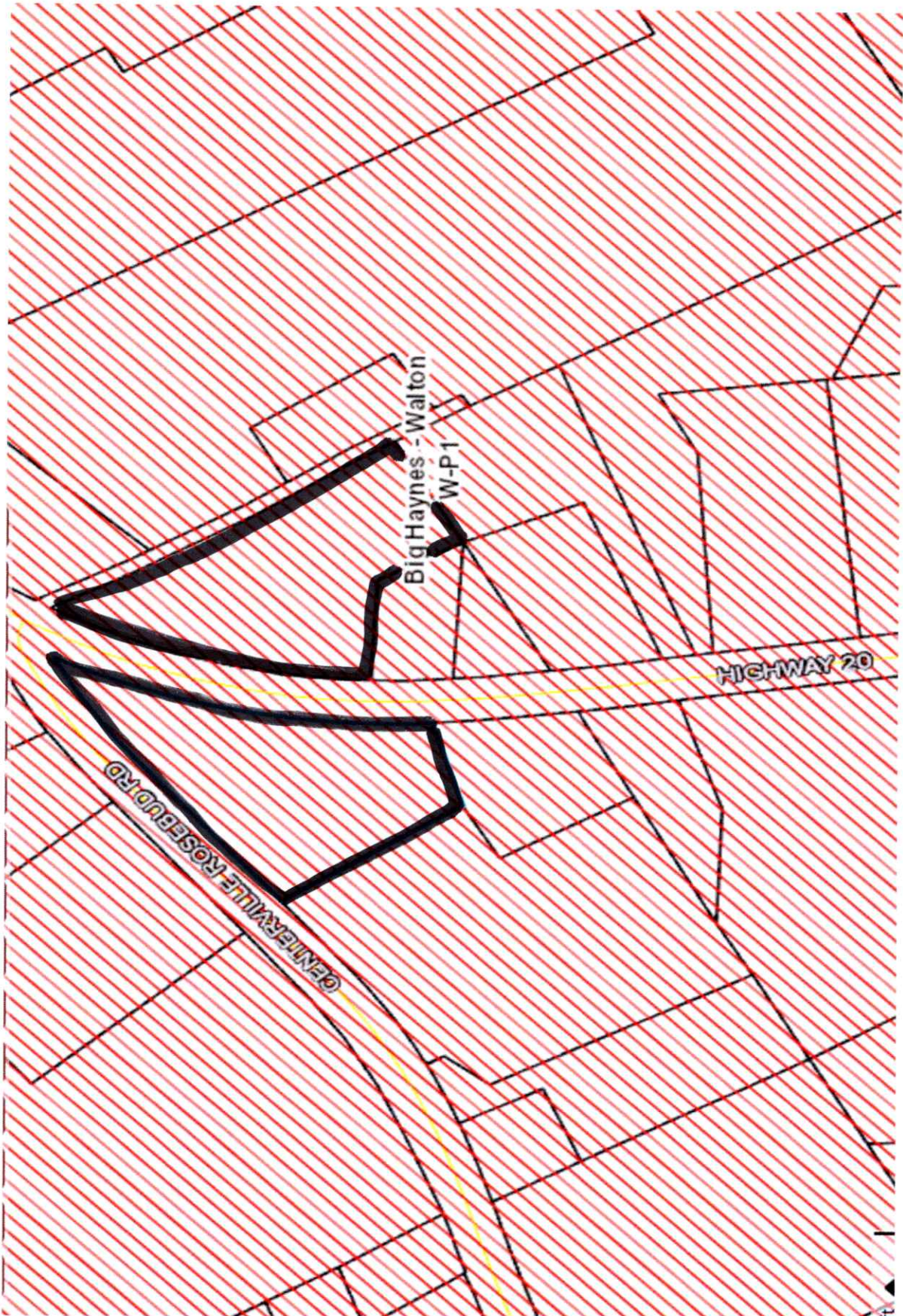
Z21100020 – 6230 Centerville Rosebud Rd & 6200 Highway 20



Z21100020 – 6230 Centerville Rosebud Rd & 6200 Highway 20



Z21100020 – 6230 Centerville Rosebud Rd & 6200 Highway 20



**Land Use Amendment LU21110001
Rezone Z21110002
Staff Analysis**

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: Map C0910002

Acreage: 44.56

Applicant:
Ridgecliff LLC
4983 Rabbit Farm Road
Loganville, Georgia 30052

Owner:
April Browning
495 Double Bridges Road
Winterville, Georgia 30683

Property Location: 845 Cedar Ridge Road, Monroe, Georgia 30655

Current Character Area: Highway Corridor/Neighborhood Residential

Current Zoning: A1

Request: Land Use Change for front part of property from Highway Corridor to Neighborhood Residential to match the balance of property which is already Neighborhood Residential and Rezone from A1 to R1 OSC for a residential subdivision.

Site Analysis: The 44.56 tract of land is located on 845 Cedar Ridge Road. The surrounding properties are zoned City of Monroe and A1.

Zoning History:

LU21080011 Z21080004	Ridgecliff LLC	Land Use Change from Highway Corridor to Neighborhood Residential	C0910002 845 Cedar Ridge Road	Withdrawn
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Character Area: The character area for this property is Highway Corridor/Neighborhood Residential .

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Comments for 9/9/2021 Rezone - Walton County Public Works Recommends, Install a De-cell Lane on Cedar Ridge Road East Side Entry Along With a Stop Sign at the East, West & North Locations with Proper Signage and Thermal Plastic Stripping/Stop Bars & Double Yellow Lane Separation at these three locations. Ga. DOT may need to issue Recommendations due to proximity and Possible Right of Way Ownership. Although Walton County Public Works Maintains this Road Right of Way.

Additional Comments for 12/9/2021 Rezone: No new comment

Sheriffs' Department: Comments for 9/9/2021 Rezone: In 2020, the estimated population of Walton County was 94,593. The estimated number of Households in Walton County is 33,350. The Walton County Sheriff's Office answered 41,557 calls for service in 2020. This is an average of 1.25 calls for service per residence. The average number of people per household is 2.8. The addition of 35 new homes would increase the population by an average of 98 people. The service demand of the Sheriff;s Office would increase by 43.75 calls on average.

Additional Comments for 12/9/2021 Rezone: No new comment

Water Authority: Comments for 9/9/2021 Rezone: This property is located within the City of Monroe service area.

Additional Comments for 12/9/2021 Rezone: Request for land use change for front part of the property from highway corridor to neighborhood residential to match the balance of property and rezone 44.56 acres on Cedar Ridge Rd. from A1 to R1 OSC for a residential subdivision. This property is located within the City of Monroe service area.

Fire Department: Comments for 9/9/2021 Rezone: No issues.

Additional Comments for 12/9/2021 Rezone: No issues

Fire Code Specialist: No comment

Board of Education: Comments for 9/9/2021 Rezone: With additional housing will have no effect on the Walton County School System.

Additional Comments for 12/9/2021 Rezone: This will have an impact on the Walton County School District. Additional houses will create the need for additional classrooms, teachers and transportation for additional students.

Development Inspector: No comment received.

DOT Comments: Comments for 9/9/201 Rezone: This will require GDOT coordination.

Additional Comments for 12/9/2021 Rezone: Will not require GDOT coordination. Per GDOT - It looks like the proposed access is off of Cedar Ridge, which is a local rd. There's already a median break with turn lanes at 78, so we don't anticipate there being any improvements required here.

Archaeological Information: No comment received.

COMMENTS CITY OF MONROE FOR 9/9/2021 REZONE: (SEE LETTER ATTACHED)

PC ACTION 12/9/2021:

1. Land Use Amendment LU21110001/Rezone Z21110002– LU Amendment from Highway Corridor to Neighborhood Residential & Rezone 44.56 acres from A1 to R1OSC for a residential subdivision– Applicant: Ridgecliff LLC/Owner: April Browning – Property located on 845 Cedar Ridge Rd - Map/Parcels C0910002 – District 5.

Presentation: Danny Herrmann represented the case. He stated he wants to rezone this property to R1 OSC. The property consists of 44 acres and he wants to develop 32 lots with 25% open space. He stated that 15 lots will back up to the Alcovy River. He stated that the City of Monroe owns the water treatment plant and he has agreed to comply with what the city has asked of him; he has agreed to stay 150 ft. off the creek and in doing so he will lose two lots. He stated that he has done what the City of Monroe has asked him to do. He also said that he agrees to the de-cell lane.

Speaking: Frank Masiello who lives at 1710 Double Springs Church Road spoke. He asked if the 32 lots were in the water area. Tim Hinton stated that the waters are protected. He also asked if the developer asked the neighbors if any of them had any objections. He also asked what is the easement between properties. Tim Hinton advised that there is no easement. He said that the open space is required around the perimeter of the development.

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



Tracie Malcom <tracie.malcom@co.walton.ga.us>

Re: City of Monroe Letter of Concern for applications LU21080011 & Z21080004 - Cedar Ridge Rd.

1 message

Charna Parker <cparker@co.walton.ga.us>
To: Logan Propes <LPropes@monroega.gov>
Cc: "tracie.malcom@co.walton.ga.us" <tracie.malcom@co.walton.ga.us>

Tue, Nov 16, 2021 at 4:30 PM

Thanks Logan, we will add this to the new file.

Charna Parker
Director
Walton County Planning and Development
770-267-1354 Fax 770-267-1407

On Mon, Nov 15, 2021 at 4:33 PM Logan Propes <LPropes@monroega.gov> wrote:

Good afternoon,

Given that the Land Use Amendment and Rezone LU21110001/Z21110002 (previously LU21080011 & Z21080004) is back before the Planning Commission next month, the City of Monroe again respectfully asks that the letter dated September 7, 2021 on the matter located at 845 Cedar Ridge Rd is noted for report in the agenda as our request continues as unmodified.

Thank you,

Logan Propes
City Administrator
City of Monroe



From: Charna Parker <cparker@co.walton.ga.us>
Sent: Wednesday, September 8, 2021 9:22 AM



Post Office Box 1249 • Monroe, Georgia 30655
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor
Larry A. Bradley, Vice Mayor

September 7, 2021

Walton County Planning Commission
303 S. Hammond Dr. Suite 98
Monroe, Georgia 30655

RE: City of Monroe Response to Application for Land Use Amendment LU21080011 & Rezone Z21080004 of 44.56 acres located at 845 Cedar Ridge Rd.

Honorable Planning Commission Members,

The City of Monroe is an interested party to a rezone and land use amendment at the property located at 845 Cedar Ridge Rd. that will be before you on September 9, 2021.

As you may or may not be aware, the City of Monroe's freshwater intake station is located adjacent to the subject property at 895 Cedar Ridge Rd. at the Alcovy River. This freshwater intake station provides drinking water to over 10,000 customers. Additionally, the City of Monroe supplies Walton County and the City of Loganville with wholesale water that is ultimately distributed countywide. The City of Monroe has concerns over the proposed development, containing 35 lots that would be on septic systems, which could negatively impact water quality in the Alcovy River.

There are many regulatory minimums that the proposed development must meet. The pertinent Georgia Environmental Protection Division regulations as found in "Chapter 391-3-16, Rules for Environmental Planning Criteria" under the Authority of the General Assembly Resolution No. 63, O.C.G.A. 12-2-8, 12-5-20, 12-7-1, state the following:

7(b)1. The perennial stream corridors of a small water supply watershed within a seven (7) mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

(i) A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.

(ii) No impervious surface shall be constructed within a 150 foot setback area on both sides of the stream as measured from the stream banks.

(iii) Septic tanks and septic tank drainfields are prohibited in the setback area of (ii) above.



Post Office Box 1249 • Monroe, Georgia 30655
 Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor
 Larry A. Bradley, Vice Mayor

The City of Monroe respectfully requests that the Walton County Planning Commission require more than the state minimums of buffers and setbacks due to the immediate proximity of the City's freshwater intake to the septic drainfield areas of the proposed development. An additional 75 feet of buffering and setbacks are requested to ensure more comfort for current and future drinking water quality for our customers and citizens.

I thank you for your consideration of the facts and issues pertaining to our precious water resources. Should you have any questions, please reach out to me for further discussion.

Sincerely,

Logan Propes
 City Administrator
 City of Monroe

Enclosure: Reference Map

cc. Charna Parker, Walton County Planning Director
 Tracie Malcom, Walton County Zoning Coordinator
 Walton County Board of Commissioners
 Rodney Middlebrooks, Director, City of Monroe Water-Sewer-Gas
 Brad Callender, Planner, City of Monroe
 Paul Rosenthal, Monroe City Attorney
 Debbie Kirk, Clerk, City of Monroe
 Monroe City Council

Exhibit "A"



Character Area Map Amendment

Application # LU21110001

Planning Comm. Meeting Date 12-9-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 01-04-2022 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 C0910002

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Ridgecliff, LLC</u>	<u>April Browning</u>
<u>4983 Rabbit Farm Road</u>	<u>495 Double Bridges Road</u>
<u>Loganville, GA. 30052</u>	<u>Winterville, GA. 3</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770/352-4835</u>	Phone # <u>678/699-5491</u>

E-mail Address: danny1030k@gmail.com

Location: 845 Cedar Ridge Road, Monroe, Ga. 30655 Acreage 44.56

Existing Character Area: Highway Corridor

Proposed Character Area: Neighborhood Residential

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? WPI

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R10SC Number of Lots: 32 lots Minimum Lot Size: 25,500

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: 11-1-2021 Fee Paid: \$ [initials]

Rezone Application # 221110002 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-09-2021 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 01-04-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0910-00000-002-000

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>PINCKEFF, LLC.</u>	<u>APRIL BROWNING</u>
<u>4983 RABBIT FARM RD</u>	<u>495 DOUBLE BARKS RD.</u>
<u>LOWANVILLE, GA. 30052</u>	<u>WINTERVILLE, GA. 30683</u>
E-mail address: <u>AMWAY1030K@GMAIL.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770-352-4835</u>	Phone # <u>678-699-5491</u>
Location: <u>845 CEDAR RIDGE RD</u>	Requested Zoning <u>R10SC</u> Acreage <u>44.984</u>
Existing Use of Property: <u>HOME SITE</u>	
Existing Structures: <u>HOME AND BARN</u>	
The purpose of this rezone is <u>TO DEVELOP RESIDENTIAL SUBDIVISION</u>	

Property is serviced by the following:

Public Water: Provider: CITY OF MONROE 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: 1/1/2021 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: AI

Existing Zoning: AI Surrounding Zoning: North City of Monroe South AI
East AI West City of Monroe

Comprehensive Land Use: Highway Corridor / Neighborhood Residential **DRI Required?** Y N _____

Commission District: S-Adams Watershed: Alcovy River TMP

I hereby withdraw the above application _____ Date _____

Attachment "A"

Property Owner/Address/Phone #

Property: 845 Cedar Ridge Road
Monroe, GA 30655

Owner: April Browning
495 Double Bridges Rd
Winterville, GA 30683
(678) 699-5491

**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: Ridgecliff, LLC / Danny Herrmann


Address: 4983 Rabbit Farm Road Loganville, Georgia 30052

Telephone: 770-352-4835

Location of Property: 845 Cedar Ridge Road
Monroe, Georgia 30655

Map/Parcel Number: CO910-00000-002-00

Current Zoning: A1 Requested Zoning: R1 OSC


Property Owner Signature

Property Owner Signature

Print Name: April Browning

Print Name: _____

Address: 495 Double Springs Road
Winterville, GA 30683

Address: _____

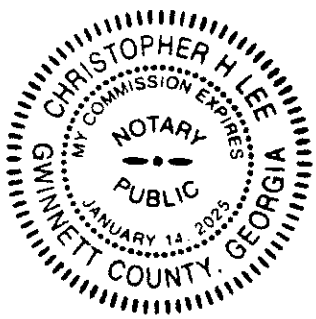
Phone #: 678-699-5491

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.

Christopher H. Lee
Notary Public

1-14-25
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.

According to Tax Assessor Maps, adjoining properties in area are A1 and R1.

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

Property values are not diminished. Development will be comparable to those in area.

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

There should be no destruction of value because homes are to be mid to upper priced. The development will only consist of thirty six (36) homes so any impact will be minimal.

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

Individual property owner should have no hardship imposed. The development will consist of only thirty six (36) mid to upper range homes. This will be a gain to the public offering a complimentary development of nice mid to upper priced homes.

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

The subject property is perfectly suited for the purpose of the zoning. Since state requires 150 foot buffer along river, the development will be enhanced by having the benefit of open space along the river which may improve the ambiance of the neighborhood being developed.

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

Property has been vacant since 3/30/3021.

Ridgecliff, LLC
4983 Rabbit Farm Road
Loganville, Georgia 30052
(770) 913-8465

July 28, 2021

Walton County Planning and Development
303 S. Hammond Drive
Monroe, Georgia 30655


Re: Letter of Intent
845 Cedar Ridge Rd.
Monroe, Georgia 30655

To Whom It May Concern:

The intent of purchasing the above listed property is to rezone from A1 to R1 OSC for a mid to upper scale subdivision with a homeowner association and open space along the river.



Should you have any questions or need additional information, please do not hesitate to contact me at (770) 352-4835.

Sincerely,

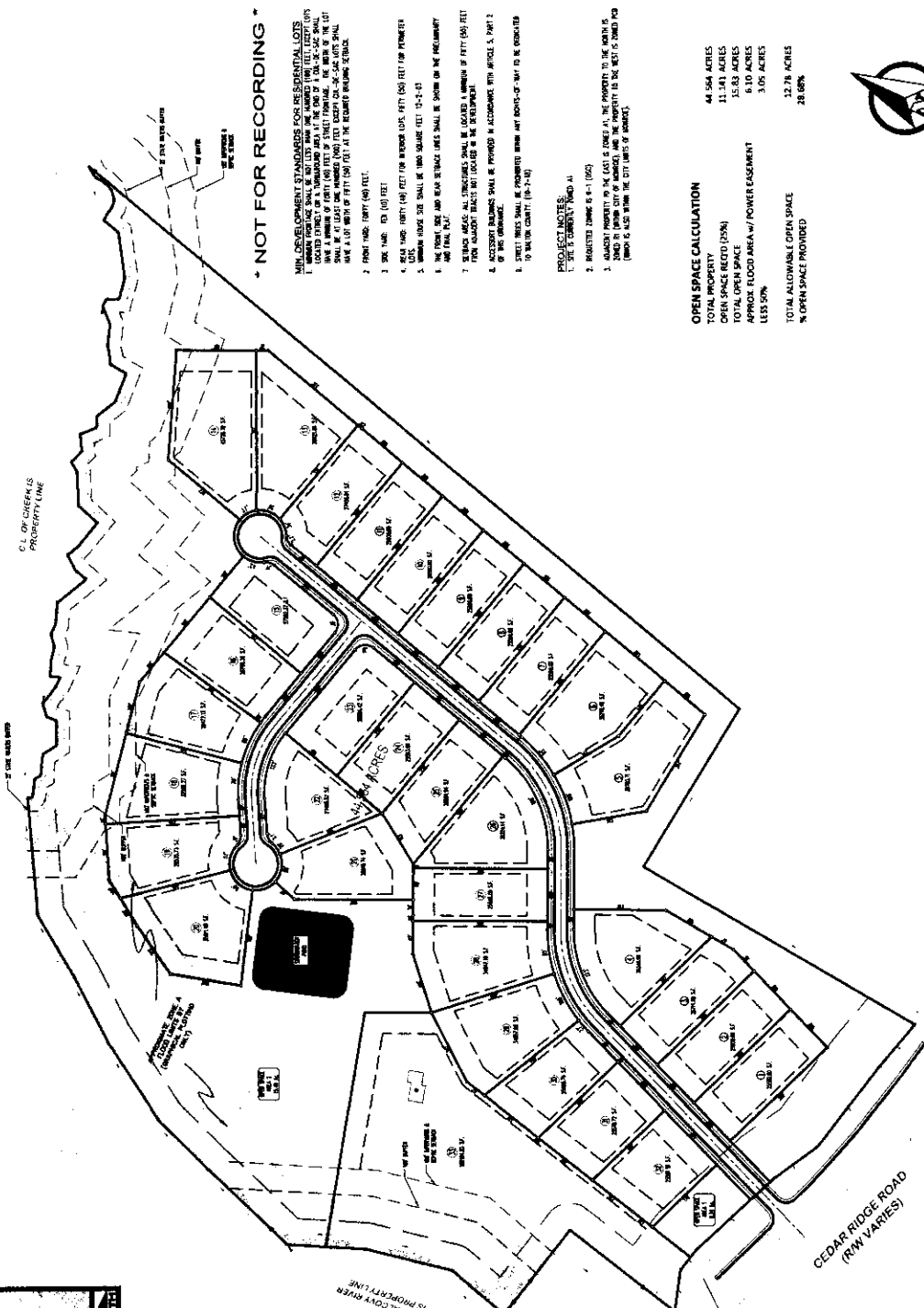


Danny K. Herrmann
Ridgecliff, LLC

DKH:ah

 <p>GEORGIA SURVEYING & MAPPING BOARD</p>		<p>OPERATION NUMBER: 20220022</p> <p>PREPARED BY:</p>  <p>LAND SOLUTION ASSOCIATES, INC. 1000 W. WINDY HILL DRIVE SUITE 100 WINDY HILL, GA 30093</p>		<p>DEVELOPER:</p> <p>RIDGECLIFF, LLC 4843 RABBIT FARM ROAD LOGANVILLE, GA 30052 DANNY HERRMANN 770-521-4635</p>		<p>REZONING PLAN</p> <p>LAND LOT 7, 3rd DISTRICT PARCEL ID: C0910-00000-002-000 WALTON COUNTY, GEORGIA</p>		<p>SHEET TITLE:</p> <p>CEAR RIDGE ROAD PROJECT</p>		<p>DATE:</p>		<p>REVISION:</p>		<p>DATE:</p>	
<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>		<p>UNITS: SQUARE FEET</p>	

NOTICE:
THIS PROJECT IS A SUBDIVISION OF LAND IN WALTON COUNTY, GEORGIA. THE SUBDIVISION IS SUBJECT TO THE CITY OF WINDY HILL, GEORGIA, ZONING ORDINANCE, CHAPTER 15, ARTICLE 4, PART 4, SECTION 160. THE SUBDIVISION IS SUBJECT TO THE CITY OF WINDY HILL, GEORGIA, ZONING ORDINANCE, CHAPTER 15, ARTICLE 4, PART 4, SECTION 160. THE SUBDIVISION IS SUBJECT TO THE CITY OF WINDY HILL, GEORGIA, ZONING ORDINANCE, CHAPTER 15, ARTICLE 4, PART 4, SECTION 160.

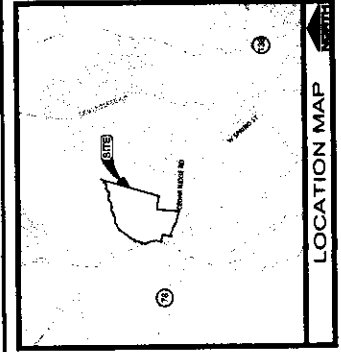


*** NOT FOR RECORDING ***

- MINIMUM DEVELOPMENT STANDARDS FOR RESIDENTIAL LOTS**
- MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET FROM THE ADJACENT LOT LINE. REAR YARD SETBACK SHALL BE 5 FEET FROM THE ADJACENT LOT LINE. SIDE YARD SETBACK SHALL BE 5 FEET FROM THE ADJACENT LOT LINE. THE MINIMUM SETBACK SHALL BE AT LEAST ONE HUNDRED (100) FEET EXCEPT FOR LOTS WHICH SHALL HAVE A LOT AREA OF FIFTY (50) SQ. FT. AT THE REAR YARD SETBACK.
 - FRONT YARD SETBACK SHALL BE 10 FEET.
 - REAR YARD SETBACK SHALL BE 5 FEET.
 - MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET FROM THE ADJACENT LOT LINE.
 - THE FRONT YARD AND REAR YARD SETBACK SHALL BE 10 FEET FROM THE ADJACENT LOT LINE.
 - MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET FROM THE ADJACENT LOT LINE.
 - REAR YARD SETBACK SHALL BE 5 FEET FROM THE ADJACENT LOT LINE.
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OPEN SPACE CALCULATION

TOTAL PROPERTY ACRES	44.584 ACRES
TOTAL LOT AREA (15%)	11.141 ACRES
TOTAL OPEN SPACE	15.883 ACRES
APPROX FLOOD AREA/ POWER ASSESSMENT	6.110 ACRES
LESS 50%	3.055 ACRES
TOTAL ALLOWABLE OPEN SPACE	12.79 ACRES
% OPEN SPACE PROVIDED	28.68%



* SUBDIVISION TO COMPLY WITH ARTICLE 4, PART 4, SECTION 160

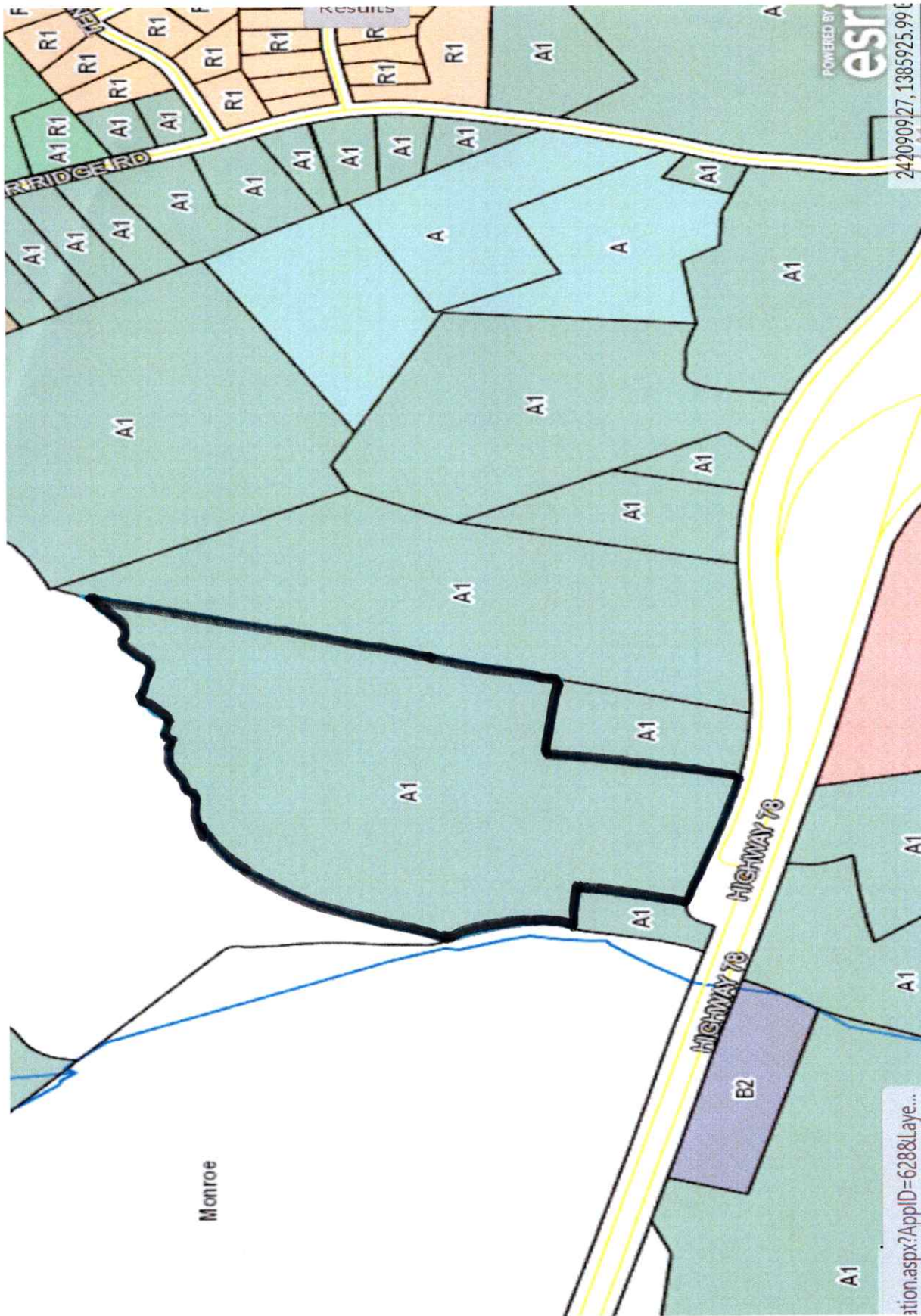
LU21110001 and Z21110002 – 845 Cedar Ridge Road



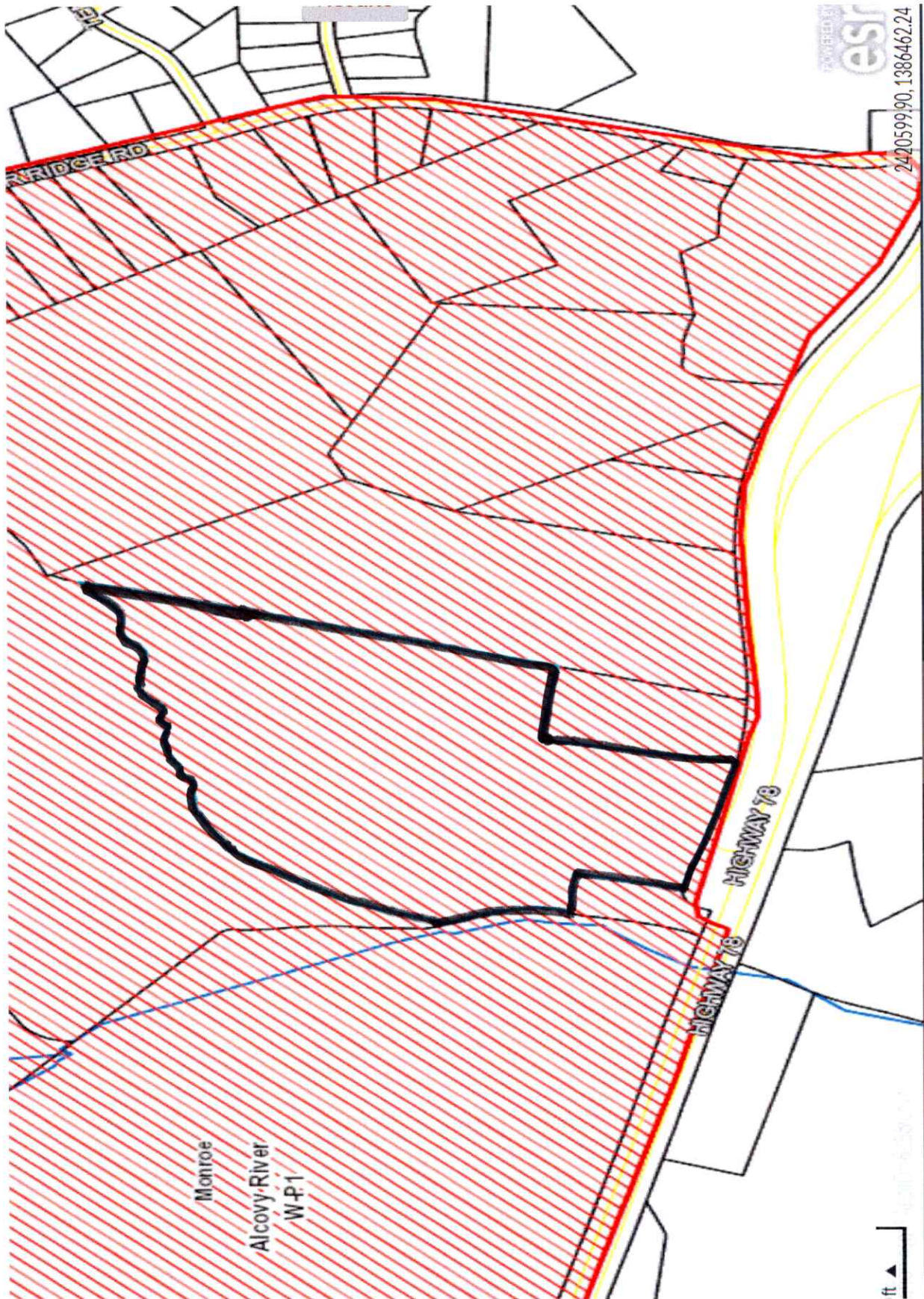
LU21110001 and Z21110002 – 845 Cedar Ridge Road



LU21110001 and Z21110002 – 845 Cedar Ridge Road



LU21110001 and Z21110002 – 845 Cedar Ridge Road



Rezone Z21110004 Staff Analysis

Commission District: **2- Banks**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: Map C0080010

Acreage: Appx. 125.51 acres

Applicant:
David Pearson Communities
2000 First Drive, Suite 400
Marietta, Georgia 30062

Owner:
James Matthew Mazzawi &
John Mark Mazzawi As Trustees of
the Will of Hugh Mazzawi
P.O. Box 365
Snellville, Georgia 30078

Property Location: Georgia Highway 20 & Pointer Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 125.51 acres from A1 to R1OSC to create a subdivision and requesting the following Variances:

- 1. Building setbacks be approved as noted on the site plan as follows:**
 - a. Front-20ft, Side-5ft with 15ft between structures, and the interior rear to be 30ft and the exterior rear staying at 50ft.**
 - b. Minimum lot size be reduced to 10,000 sf.**
 - c. Minimum lot width be reduced to 65 ft. as measured at the Building Setback line.**
 - d. Submitted site plan be of record and used as an approved guideline for the development of this community.**

- e. Allowed to design the site to be in general compliance with the site plan presented, reviewed, and approved by the Walton County Commissioners but not to be considered site plan specific.

Staff Comments/Concerns: This request does not comply with our OSC guidelines. The Applicant is seeking several variances in order to develop as submitted. Staff has requested a sample copy of legal documentation outlining that the system is private, will always be private and all reporting maintenance, operational costs, permitting and liability are the responsibility of the developer and homeowners. A disclosure would need to be signed by any buyers of the houses making them aware of this liability.

Site Analysis: The 125.51 acre tract is located on Georgia Highway 20 & Pointer Road. The surrounding properties are zoned A1 and R1.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a proper de-cell and center turn land be installed due to traffic volume and safety concerns.

Sheriffs' Department: The addition of new households in Walton County directly affects the Walton County Sheriff's Office. Based on current numbers, each additional household on average generates 1.25 calls for service per year. The average household has 2.8 people which increases the population. A 240 lot subdivision would on average be an additional 300 calls for service per year and a population increase of 672 people.

Water Authority: Request to rezone 125.51 acres from A1 to R1 OSC to create a subdivision and variances. This area is currently served by a 8" water main along Highway 20. (static pressure: 55 psi, Estimated fire flow available: 1,300 gpm @ 20 psi). **A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.**

E-mail from Morris Jordan with Water Authority: The plans show a sewer package plant to handle sewer. The County has no desire to maintain or have responsibility for the plant so it will be up to the developer to get it permitted, built and maintained. An agreement would need to be signed and recorded outlining that the system is private, will always be private and all reporting, maintenance, operational costs, permitting and liability are the responsibility of the developer and homeowners. A disclosure would need to be signed by any buyers of the houses making them aware of this liability.

Per conversations with the developer back in July, they are aware that the pressure in the area is less than optimal and a water allocation request will be denied without the developer taking steps to increase pressure for the development.

Fire Department: Rezone Z21110004 - Walton County Fire Rescue-

Due to the high density of the houses planned for this subdivision, as well as the planned 15-foot setbacks between the houses, it is our recommendation that the houses be constructed with flame resistant exterior wall coverings, such as brick or concrete siding. If vinyl siding is allowed then with the close proximity of the houses fire could spread rapidly to an adjacent house. At a recent house fire in Walton County there was a fully involved house fire that was in a subdivision where the houses were 30 feet apart. Those houses had vinyl siding and the siding on the adjacent house melted off and started burning the OSB plywood underneath. Had these houses been closer together the other house probably would have also burned.

The addition of 240 houses to the area will have a definite impact on the call volume for Station #13 located at Guthrie Road, the primary responding station for this parcel. Station #13 has one full time firefighter assigned to the station every day, due to the distance from a secondary fire station these firefighters could potentially be working alone for some time before other assistance can arrive to assist.

Fire Code Specialist: No comment received

Board of Education: This will have an impact on the Walton County School District. Additional houses will create the need for additional classrooms, teachers and transportation for additional students.

Development Inspector: No comment received

DOT Comments: Will require GDOT coordination - they will need to submit a request for a permit via GPAS at the link below.

<https://gpas.dot.ga.gov/>

The applicant will also need to meet the requirements set forth in the driveway manual at the link below.

<http://www.dot.ga.gov/PartnerSmart/DesignManuals/Encroachment/Driveway.pdf>

Archaeological Information: No comment received

PC ACTION 12/9/2021:

1. Rezone – Z21110004 – Rezone 125.51 acres from A1 to R1OSC to create a subdivision including Variances– Applicant: David Pearson Communities/James Matthew Mazzawi & John Mark Mazzawi as Trustees of Will of Hugh Mazzawi- Property located on Hwy 20 & Pointer Rd-Map/Parcel C0080010 – District 2.

Presentation: Doug Patton represented the case. He stated that he is a Land Developer for David Pearson Communities. He stated that he is a retired engineer and has done about 1,500 subdivisions. He is 65 and retired and Mr. Pearson keeps him on a retainer. Mr. Patton stated that the 125 acres would be developed into 240 lots. The county requires 25% open space but they have allowed 28.4% open space. Mr. Patton provided a package to each Planning Commission member present. Mr. Patton stated the plan is proposed in four or five pods and he stated that the prices for the housing would vary in cost and options. He has read the Staff Comments and Mr. Patton stated that he is aware that this is a new product for a private wastewater treatment plan. They would also be bringing in a new water system. He stated that they have done this in Paulding, Forsyth, Cobb & Cherokee Counties. Mr. Patton stated that all entrances will be well maintained and will establish a welcoming feeling. This will be a gated subdivision and there

subdivisions normally have amenities such as a large 2 to 3 story clubhouse, pools that are Olympic size, tennis, basketball and pickle ball courts. He stated that there will be playground that will be very nice, not just a swing set. He stated that there is a lake on the property. He also stated that Technological Solutions – their Environmental Engineers came to check on the water and wetlands. He stated that they would create buffers around properties and the right of way. They know there are cemeteries on the property and have taken that into consideration and they will maintain it and re-establish it. Mr. Patton also stated that the Variances that are being requested are all internal to the development. He stated that the self-contained water and wastewater treatment plans will be privately owned and the county would not be responsible for maintaining. He stated that a third party would be hired to monitor, maintain and manage the system. The HOA dues will maintain the facility. He knows of communities in Florida that this has worked in very well. He stated that these master plan communities try to take all into consideration. He stated that he knows that this concept is new but it is not coming without a lot of engineering and thought.

Speaking: A video was played by a concerned citizen.

Robin Dill who is the President of the Homeowners Association for Waverly Subdivision spoke. She stated that she has lived right beside this proposed site for 17 ½ years and this is a quiet community setting. She stated that this subdivision will affect lifestyle and traffic will increase. She stated that entrances will be dangerous and there are many farms there. She stated that she had a conversation with the Water Authority about the sewer system they propose to use and she has concerns about that. She stated that the water will come through 55 psi and Waverly is in 44 psi. She talked to the School System, the buses are full, and the schools are full. She also stated that public safety is an issue. She also stated that there is only one full time firefighter in the area. She stated that if they clear-cut 120 acres – what about the conservation of wildlife. She stated that the wildlife there is amazing. She has talked to the Department of Natural Resources about this. She stated that there are 55 graves on the property and the residents of Waverly would like to ask that they deny this request for rezone. Tim Hinton asked how many homes were in Waverly Subdivision and Ms. Dill stated 74.

Pam King who lives at 4218 Logans Ridge Subdivision is concerned that they are reducing the front, side and rear setbacks. She stated that they are asking for five variances. She stated that they have been saying that they were widening Highway 20 for the past 20 years. She is concerned about the water pressure. She is also concerned with Fire Department being able to meet the needs in this area. She stated that DOT coordination would be required. In short, she stated that the request does not meet the county's development requirements. It would be in the best interest to recommend denial of the application.

Denise Hardin is speaking on behalf of the Barnes and Clay families. She stated that they have farmed here since 1951 across and adjacent to this property in question. She stated that she is not opposed to growth but wants responsible growth. She stated that her father is a grader and he cannot see how this system will work. There will be solid waste trucks going in and out.

Terry Parsons stated that he spoke to Mark Banks because he can hardly get out of his driveway. There are so many accidents at Thompson Rd. He stated that there are four different intersections and DOT actually mailed them a letter stating they are trying to deal with that. He stated that it would add 500 more cars. He stated he would like the lots to be large enough to handle septic.

Doug Patton came back for rebuttal. He stated he is going to reiterate – They will address GDOT concerns. He stated that this would be a private drive, which will be self-contained. He also stated that there will no expense to the county for the self-contained water and treatment plant. He stated that the video that was played was a long time ago when Mr. Pearson's wife had cancer and his wife passed away 2 years ago and Mr. Pearson went back and rectified the situations and they do not look like that now.

Tim Hinton stated that the reason he asked about the number of homes in Waverly Subdivision was because you can rest assure that someone was opposed to the neighborhood. He stated that this is part of growth. He stated that as long as they keep labor & delivery open there will be a need for homes. He said that there is a need for homes and there are people living in campers and this is the worst he has seen this in 28 years. He stated that we need to be pro-active to meet the demands to where people shop and eat. He knows that the traffic is frustrating. It is imperative on how we handle the problem. He stated that we need to consider what is best for the county. He stated on the other hand the applicant needs to be respectful of what the county has in place as far as setbacks, size reductions, and lot sizes and densities. The developer needs to have their master plan meet all county requirements.

Recommendation: Pete Myers made a motion to recommend denial with a second by John Pringle. The motion carried unanimously.



SITE NOTES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING: - A1
 PROPOSED ZONING: - R1 (OSC)
 TOTAL TRACT AREA: - 125.515 AC
 RE-IMAGED OPEN SPACE: - 310 AC (25.00%) **31.37% AC**
 RE-IMAGED OPEN SPACE: - 35.3 (28.4%)
 TOTAL LOTS - 240
 DENSITY - 1.91 U/A
 MINIMUM LOT WIDTH AT SETBACK - 65 FT.

SETBACKS
 FRONT - 25' **20'**
 REAR - 10' WITH 15' GREEN UNITS
 SIDE - 10' WITH 15' GREEN UNITS
 EXTENSION - 50'



LOCATION MAP - NTS

*Zone Revisions
 11-9-2021*

GRAPHIC SCALE
 1 inch = 50 FT.
 NOT FOR FINAL RECORDING

THE VILLAGES AT TRANQUILITY
 CONCEPTUAL PLAN PER:

POINTER RD - R1D, COORDINATED
 PHASE 2, 219 & 244, 7TH DISTRICT
 LOGANVILLE, GEORGIA 30042
 WALTON COUNTY, GA.

DAVID PEARSON COMMUNITIES, INC.

2200 FIRST STATE, STE 400, WILMINGTON, DE 19802, PHONE: 770-381-5122

DATE:	04/22/21
DESIGNED BY:	MSE/ASC
DRW NO.:	09
DATE:	04/22/21
DRW NO.:	09
DATE:	04/22/21
DRW NO.:	09

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400, MARIETTA, GEORGIA 30062

Nov. 1, 2021

VIA E-MAIL DELIVERY

Chandra Parker
Walton County Planning and Development Department
Planning and Development Director
303 South Hammond Dr. Suite 330
Monroe, Ga.

RE: Ga. Hwy 20 – Tranquility - Rezoning Application
LETTER OF INTENT

To whom it may concern;

Respectfully we submit this application to rezone approximately 125.515 acres (see attached survey) to allow for 240 quality professional and family targeted single family detached homes. We feel that the proposed community is ideally located in a readily accessible proximity of Monroe with Walton Co., Ga.

We are proposing that residential homes at a density of 1.91 units per acre. The homes will be built with quality materials with alternating architectural elevations. All homes will come with a front entry two car garage.

The proposed zoning and site plan is complimentary to the community, as it brings forth a new Master Planned Style Development with heavy commitment and obligations by the Developer to provide enhanced amenities and an individually owned and privately maintained Sanitary Sewer plant situated uniquely on the site. This project is well thought out and brings forth current design trends and patterns to the Walton County emerging housing market. Expansive Amenities and Open Space along with Quality single family homes will attract a variety of homeowners to the community that will help raise property values and support the schools, while helping local retail and commercial development thrive.

Within our application we request a few site-specific design specifications to allow for the development of our community to fall within our tried and proven model of success.

Therefore, we respectfully request the following Concurrent Variances.

We request the building setbacks be approved as noted on the Site Plan as follows:

Front - 20 ft, Side - 5 ft with 15 ft between structures, and the Interior rear be 30 ft and the Exterior rear staying at 50 ft.

We request the minimum lot size be reduced to 10,000 sf.

BUILDING COMMUNITIES OF LASTING VALUE

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400, MARIETTA, GEORGIA 30062

We request the minimum lot width be reduced to 65 ft. as measured at the Building Setback Line.

We request the ordinance requiring the LDP be issued within 6 mos. of the final Zoning Resolution approval, or it will expire, be extended to 18 mos., as we anticipate the permitting of our proposed private sanitary Sewer Plant with the EPD and all governing entities that will be involved may require an extended process or delay achieving.

We request that the submitted site plan be of record and used as an approved guideline for the development of this community. We request to be allowed to design the site to be in general compliance with the site plan presented, reviewed, and approved by the Walton County Commissioners but not to be considered site plan specific. This will allow for Walton County Staff to further regulate the development to meet the requirements of the Walton County Land Development Ordinance not otherwise approved within this act of zoning.

We respectfully request your approval of this request for Rezoning from a1 to R1, OSC to permit this proposed residential community.

Respectfully submitted,

Doug Patten

Doug Patten, CPESC, Director of Land for
David Pearson Communities, Inc.

Rezone Application # 221110004 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-09-2021 at 6:00PM held at WC Board of Comm. Meeting Room 503 S. Hammond Drive - 3rd Floor (Monroe)
Board of Comm Meeting Date 01-04-2022 at 6:00PM held at WC Historical Court House - 111 S. Broad Street - 2nd Floor (Monroe) Ga.

You or your agent must be present at both meetings

Map/Parcel C0080010 Hwy 20 & Pointer Road
Applicant Name/Address/Phone # DAVID PEARSON COMMUNITIES 2000 FIRST DR., STE 400 MARIETTA, GA. 30062
E-mail address: DOUG@DAVIDPEARSONCOMMUNITIES.COM
Phone # 770-321-5032
Property Owner Name/Address/Phone MAZZAWI, JAMES MATTHEW AND JOHN MARK AS TRUSTEES WILL OF HUGH MAZZAWI + ETAL P.O. BOX 365 SNELLVILLE, GA. 30078
(If more than one owner, attach Exhibit "A")
Phone # 770-605-2520
Location: EAST OF POINTER RD requested Zoning R-1, OSC Acreage 125.515

Existing Use of Property: UNDEVELOPED LAND
Existing Structures: OLD BLDGS TO BE REMOVED
The purpose of this rezone is DEVELOPE A MASTER PLANNED OPEN SPACE COMMUNITY with Variances
(See attached letter)

Property is serviced by the following:
Public Water: YES Provider: WALTON CO. Well: _____
Public Sewer: NO Provider: SELF CONTAINED SYSTEM 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 11-1-21 Fee Paid \$ 650.00

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 A1 Surrounding Zoning: North A1R1 South R1A1
East A1 West R1
Comprehensive Land Use: Suburban DRI Required? Y N
Commission District: 2-Banks Watershed: Big Haynes W-P1 TMP

I hereby withdraw the above application _____ Date _____

AUTHORIZATION
BY PROPERTY OWNER

I swear that I am the properly 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: DAVID PEARSON COMMUNITIES, INC.
Address: 2000 FIRST DR, STE 400, MARLETTA, GA. 30062
Telephone: 770-821-5032
Location of Property: GA. HWY 20, POINTER RD.

Map/Parcel Number: C0080010

Current Zoning: A-1 Requested Zoning: R-1, OSC

[Signature] TRUSTEE [Signature]
Property Owner Signature Property Owner Signature

Print Name: JAMES M. MAZZAWI

Print Name: JOHN MARK MAZZAWI

Address: 374 PINE TREE DR NE
ATLANTA, GA 30305

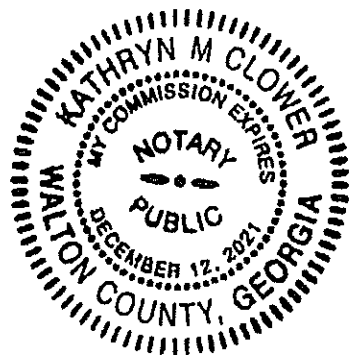
Address: 1281 Helen Church Rd.
Statham, GA 30666

Phone #: (404) 375-6904

Phone #: (770) 605-2520

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.

[Signature] 11/2/21
Notary Public 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;

NORTH - ZONED A-1 - RESIDENTIAL

EAST - ZONED R-1 - RESIDENTIAL

WEST - ZONED A-1 & B-2, RESIDENTIAL & COMMERCIAL

SOUTH - ZONED R-1, RESIDENTIAL

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

IMPROVEMENT OF THE PROPERTY WILL ALLOW FOR A BETTER ECONOMIC USE OF THE LAND.

CURRENT SITE CONDITIONS ARE RESTRICTIVE IN ITS CURRENT ZONING.

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 VALUES SHOULD INCREASE WITH THIS EFFORT WITHIN OUR MASTER PLANNED COMMUNITY.

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

INCREASED TAX BASE WITH REDUCED PARTICIPATION BY THE COUNTY AS THIS PROJECT BRINGS IT'S OWN UTILITIES.

THIS IS A UNIQUE OFFER TO THE COUNTY BY THIS DEVELOPER.


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

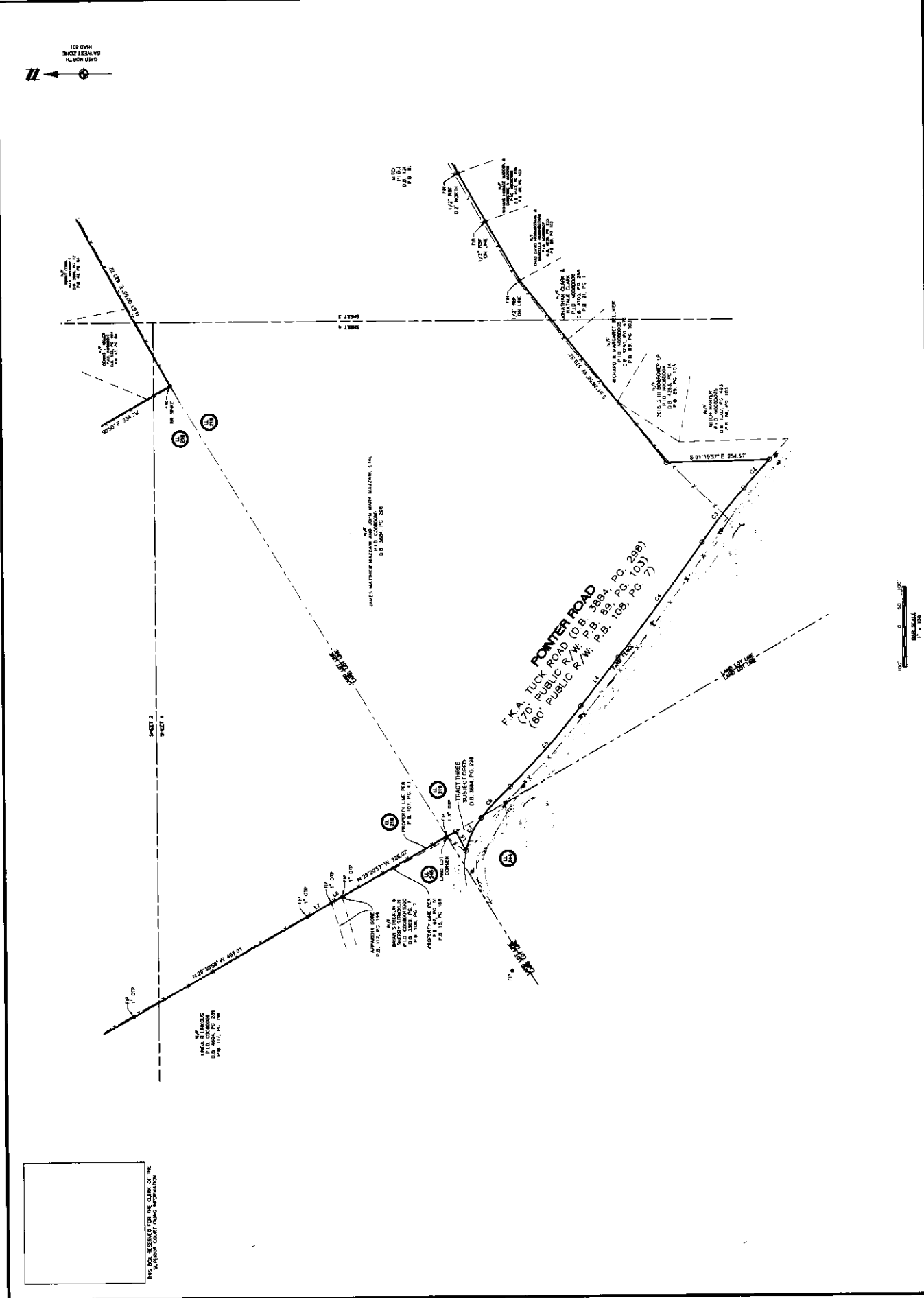
CREATIVE DESIGN WHILE PRESERVING
THE NATURAL ENVIRONMENTAL FEATURES
OF THIS SITE MAKE THE PROPERTY
IDEAL FOR THIS MASTER PLANNED COMMUNITY.

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

THIS PROPERTY HAS BEEN VACANT AND
UNDEVELOPED AS FAR BACK AS
RECORDS HAVE BEEN KEPT. THE PROPERTY
SURROUNDING THIS TRACT HAS BEEN
DEVELOPED INTO SINGLE FAMILY
RESIDENTIAL SUBDIVISIONS.

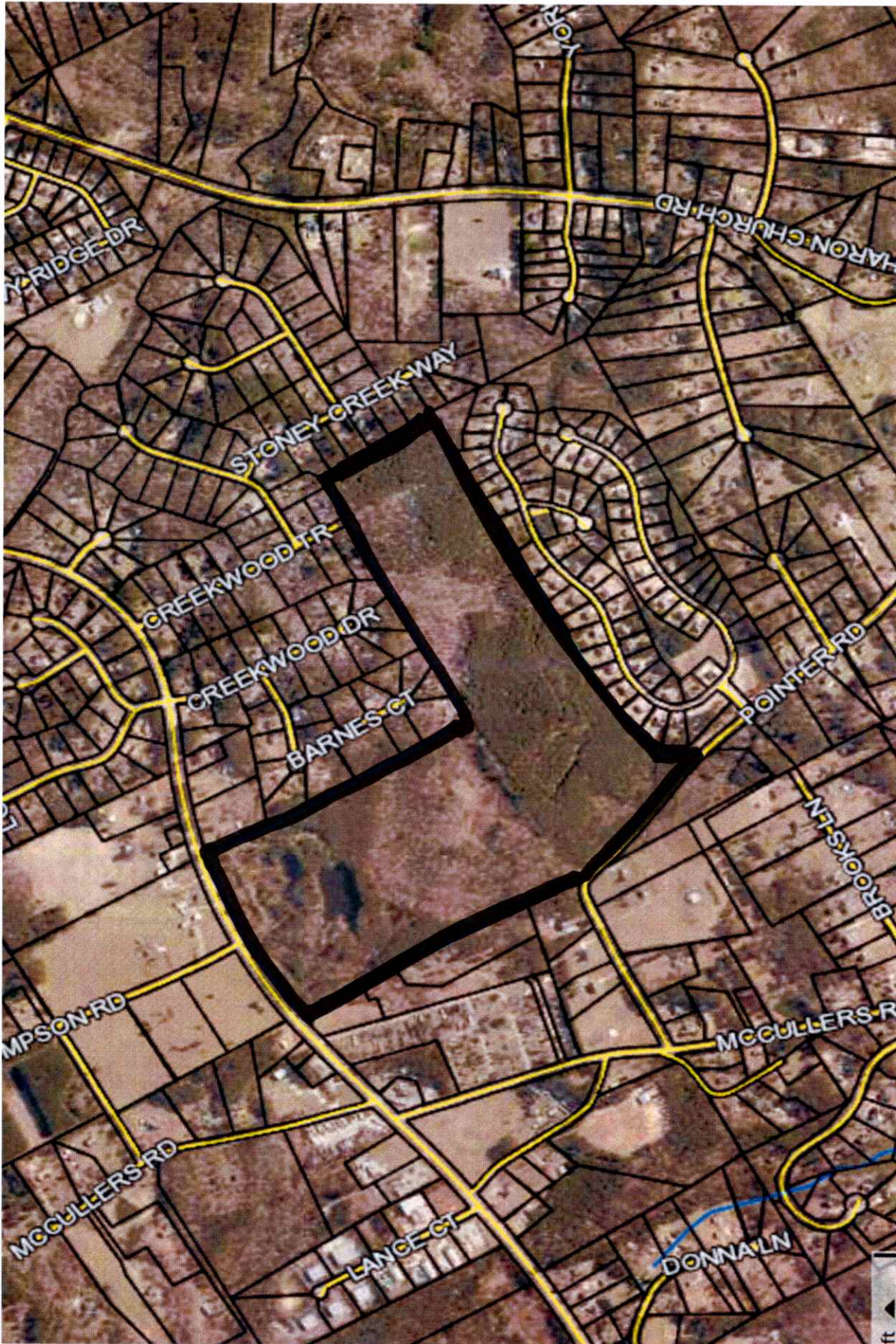
Rezone Request Z21110004		
	Proposed OSC with Variances**	<u>R1 OSC</u>
SETBACKS		
Front **	25'	40'
Side**	5'-15' between units	10'
Rear Interior**	30'	40'
Density	1.91 units per acre on sewer	2 units per acre on sewer
Lot Size	10,000 sf	no minimum on sewer
Buffers**	100' buffer along roads No buffer shown on westerly property line which is required	100' buffer off county road 50' around perimeter where abutting non-subdivision property
Lot Width**	65' at building line	100' at building line
House Size	Unknown	1,800 sf
Open Space	25%	25%
** denotes variances required		

 800.450.4200 www.atwell-pro.com 1220 Lakeside Parkway Lawrenceville, GA 30043 Phone: 770-962-7500 Fax: 770-962-7501 CA Lic. 1218	WALTON COUNTY, GEORGIA 4TH DISTRICT LAND LOTS 218, 219 & 244 LOCATED IN	LOGANVILLE, GEORGIA GA HIGHWAY 20 & PONTNER ROAD DAVID PEYSON COMMUNITES, INC	11/20/2011 11/20/2011
	11/20/2011 11/20/2011	11/20/2011 11/20/2011	11/20/2011 11/20/2011



THIS AND RESERVE FOR THE CLAIM ON THE
 SECTION CORNER HAVE BEEN SET.

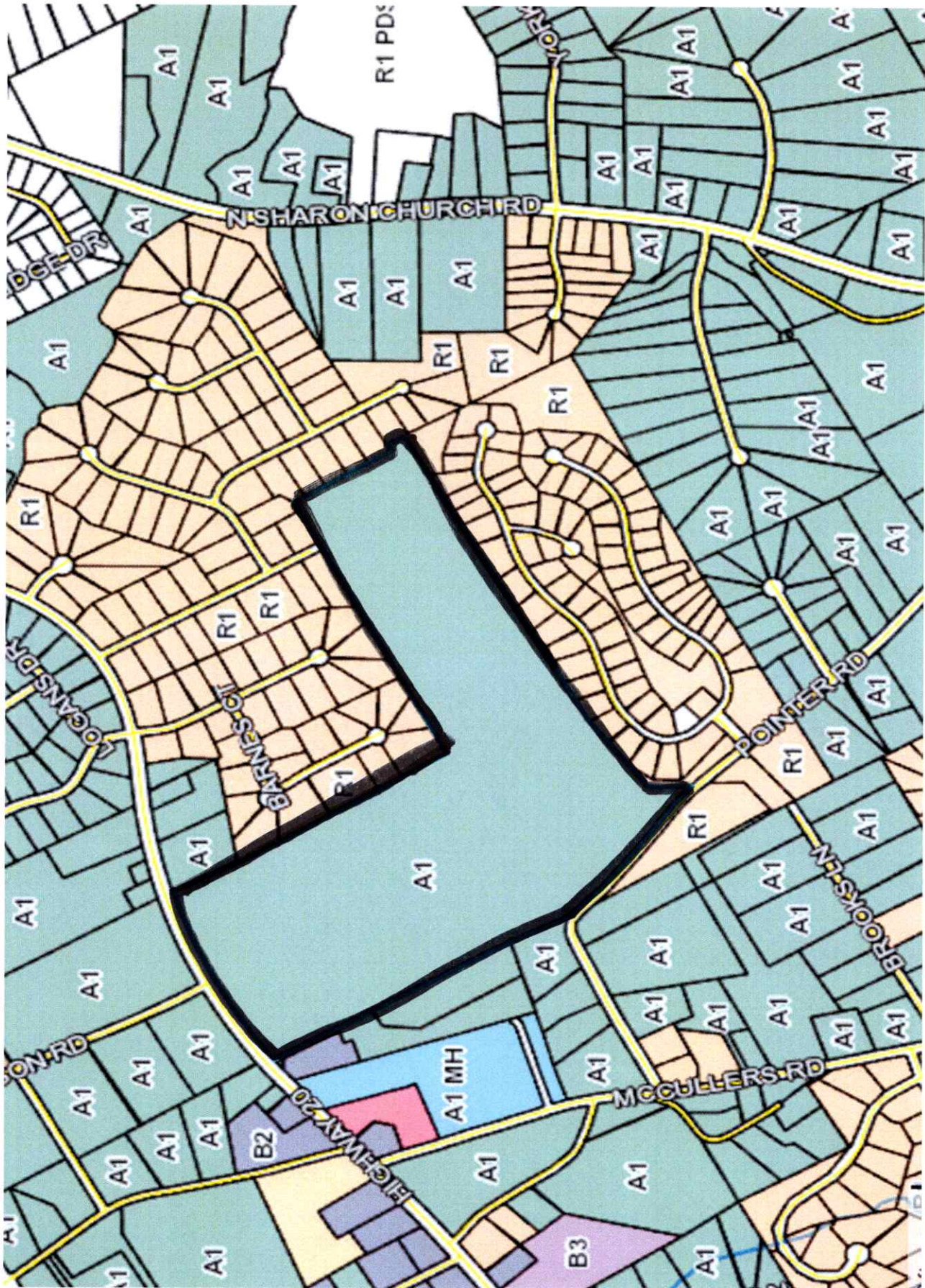
Z21110004 – Highway 20 & Pointer Rd



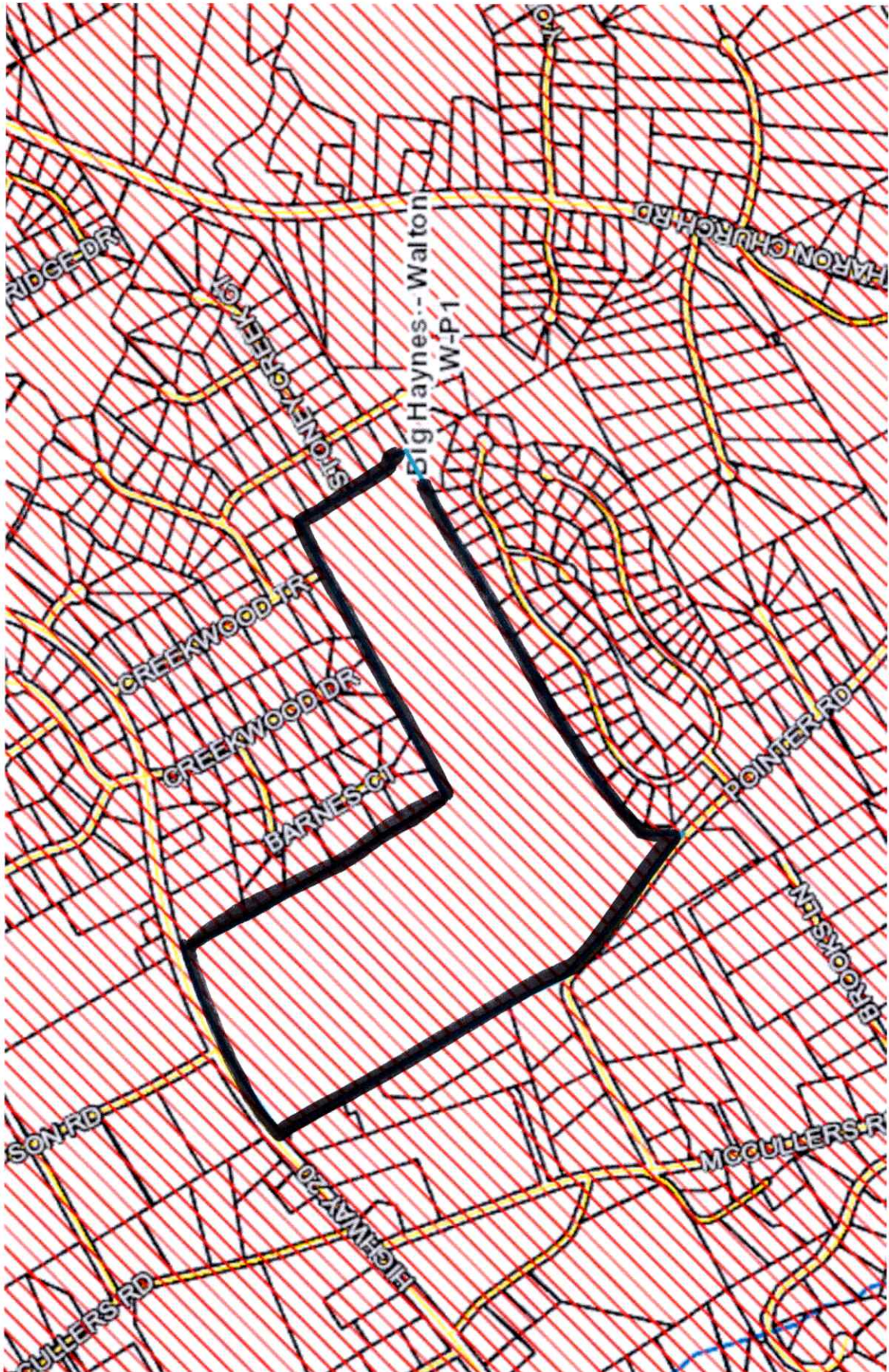
Z21110004 – Highway 20 & Pointer Rd



Z21110004 – Highway 20 & Pointer Rd



Z21110004 – Highway 20 & Pointer Rd



Rezoning Request Z21110004

	Proposed OSC with Variances**	R1 OSC	RND
SETBACKS			
Front **	25'	40'	22'
Side**	5'-15' between units	10'	7.5'
Rear Interior**	30'	40'	20'
Density	1.91 units per acre on sewer	2 units per acre on sewer	2 units per acre on sewer
Lot Size	10,000 sf	no minimum on sewer	no minimum on sewer
Buffers**	100' buffer along roads No buffer shown on westerly property line which is required	100' buffer off county road 50' around perimeter where abutting non-subdivision property	
Lot Width**	65' at building line	100' at building line	None
House Size	Unknown	1,800 sf	2,000 ranch 2,400 -2 story
Open Space	25%	25%	20%

** denotes variances required



SITE NOTES
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - R-1
 PROPOSED ZONING - R-1 OSE
 TOTAL TRACT AREA - 125.515 AC.
 REQUIRED OPEN SPACE - 31.0 AC. (25.00%)
 PROPOSED OPEN SPACE - 35.3 (28.4%)
 TOTAL LOTS - 240
 DENSITY - 1.91 U/A
 MINIMUM LOT WIDTH AT SETBACK - 65 FT.

SETBACKS
 FRONT - 25'
 REAR - 5' TO 10' BETWEEN UNITS
 REAR ADJACENT - 30'
 EXTENSION - 50'



LOCATION MAP - NTS

POD 2 - 63 LOTS

POD 1 - 34 LOTS

POD 3 - 143 LOTS



GRAPHIC SCALE
 1" = 150'

NOT FOR FINAL RECORDING

A PORTION OF THIS PROPERTY LIES WITHIN A TRAIL AND TRAIL RIGHT-OF-WAY ACCORDING TO PLAT MAP 1387000000, DATED DEC. 8, 2016.

THE VILLAGES AT TRANQUILITY
 CONCEPTUAL PLAN FOR

POINTER RD - PID# COORD010
 PROPERTY IS LOCATED IN LAND LOTS
 218, 219 & 244, 2TH DISTRICT
 WALTON COUNTY, GA

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST AVE., STE 400, ALBANY, GA 31707-2152
 PHONE 770-321-5832

DESIGNED BY	DATE	04/2/21
CHECKED BY	DATE	
APP. NO.	SHEET	1 OF 1
NO.	DATE	

Rezone Z21110005 Staff Analysis

Commission District: **5- Adams**

Planning Commission Hearing Date: **12-09-2021**

Board of Commissioners Hearing Date: **01-04-2022**

Parcel ID: Map **C0860098**

Acreage: **2.25**

Applicant:
Amber Spitzer

1950 Bold Springs Road
Monroe, Georgia 30656

Owners:
Carl Edward Bishop & Pamela K Bishop

1950 Bold Springs Road
Monroe, Georgia 30656

Property Location: 1950 Bold Springs Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 2.25 acres from A1 to R1 to create a buildable lot.

Staff Comments/Concerns:

Site Analysis: The 2.25 acre tract is located on 1950 Bold Springs Road. The surrounding properties are zoned R1, A1 and A2.

Zoning History: No History

Character Area: The character area for this property is Suburban.

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: An increase to the number of households in Walton County will increase the number of calls for service and population which directly impacts the Walton County Sheriff's Office. The average number for calls for service is based on population and number of households.

Water Authority: Request to split property and rezone 2.25 acres on Bold Springs Rd. from A1 to R1 to create 2 buildable lots. This property is located within the City of Monroe service area.

Fire Department: No issues

Fire Code Specialist: No comment received

Board of Education: This will impact the Walton County School District. Additional houses will create the need for additional classrooms, teachers and transportation for additional students.

Development Inspector: No comment received

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received

City of Monroe comment: Per Logan Propes, City Administrator with the City of Monroe - this is Monroe's water service area and we can service the property.

PC ACTION 12/9/2021:

1. **Rezone – Z21110005 – Rezone 2.25 acres from A1 to R1 to create a buildable lot– Applicant: Amber Spitzer/Owners: Carl & Pamela Bishop – Property located on 1950 Bold Springs Rd-Map/Parcel C0860098 – District 5.**

Presentation: Amber Spitzer represented the case. She wants to cut the property in half to build next to her parents. She also stated that they have 300 ft. of road frontage and that would make them have 150 ft. each. Tim Hinton asked if County Water was there and Ms. Spitzer stated yes.

Speaking: None.

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

Rezone Application # Z21110005

Planning Comm. Meeting Date 12-09-2021 at 6:00PM held at **WC Board of Comm. Meeting Room** - 3rd floor - 3035 Hammond Drive
Board of Comm Meeting Date 01-04-2022 at 6:00PM held at **WC Historical Court House** - 111 S. Broad St. Monroe - 2nd floor

You or your agent must be present at both meetings

Map/Parcel C0860098

Applicant Name/Address/Phone #

Amber Spitzer
1950 Bold Springs Rd
Monroe, GA 30056

Property Owner Name/Address/Phone

eta Carl Edward Bishop
Pam Bishop
1950 Bold Springs Rd
Monroe, GA 30056
(If more than one owner, attach Exhibit "A")

Phone # 706-412-1032

Phone # 770-853-7008

Location: 1950 Bold Springs Rd Requested Zoning R1 Acreage 2.25

Existing Use of Property: Residential

Existing Structures: House and shed on 2.25 acres

The purpose of this rezone is to split the 2.25 acres into a 1 acre lot and 1.25 acre lot to build a house on the 1 acre lot

Property is serviced by the following:

Public Water: Yes Provider: City of Monroe Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: Yes

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 Amber Spitzer

Date 11/01/2021

Fee Paid \$ 300.00

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 A1 Surrounding Zoning: North R1 A1 South R1 A2
East A1 West A1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N /

Commission District: 5-Adams 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: Amber Spitzer
Address: 1950 Bold Springs Rd Monroe, GA 30656
Telephone: 706-412-1032

Location of Property: 1950 Bold Springs Rd
Monroe, GA 30656

Map/Parcel Number: C0860098

Current Zoning: A1 Requested Zoning: R1

Pam Bishop
Property Owner Signature

Carl Bishop
Property Owner Signature

Print Name: Pam Bishop

Print Name: Carl Bishop

Address: 1950 Bold Springs Rd

Address: 1950 Bold Springs Rd

Phone #: 770-853-7008

Phone #: 770-851-3741

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.

John Breedlove
Notary Public

11-1-21
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;

Residential in front and beside that are zoned for R1.

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

None that I am aware of

- 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;

None

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

It is suitable

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

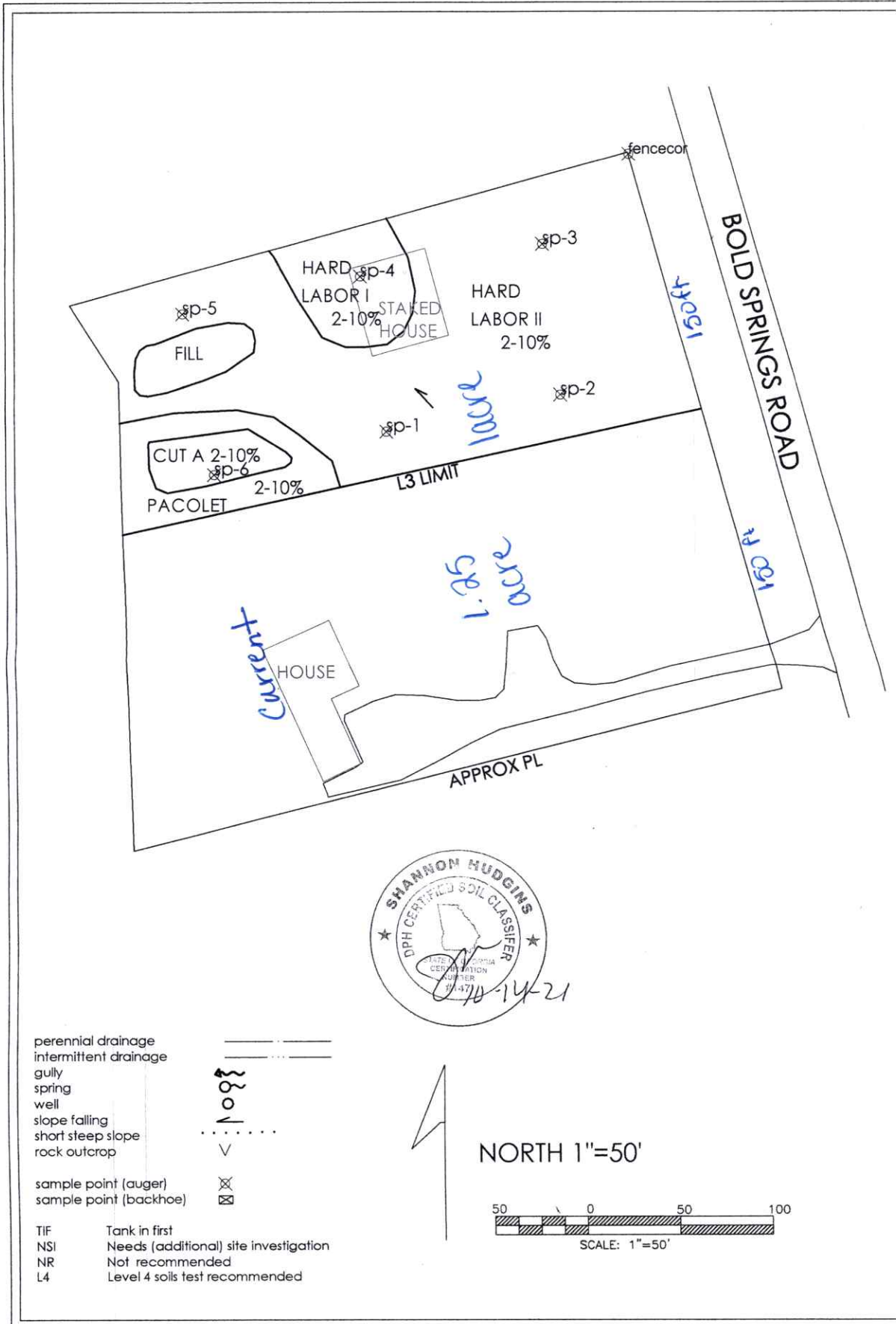
Not vacant.

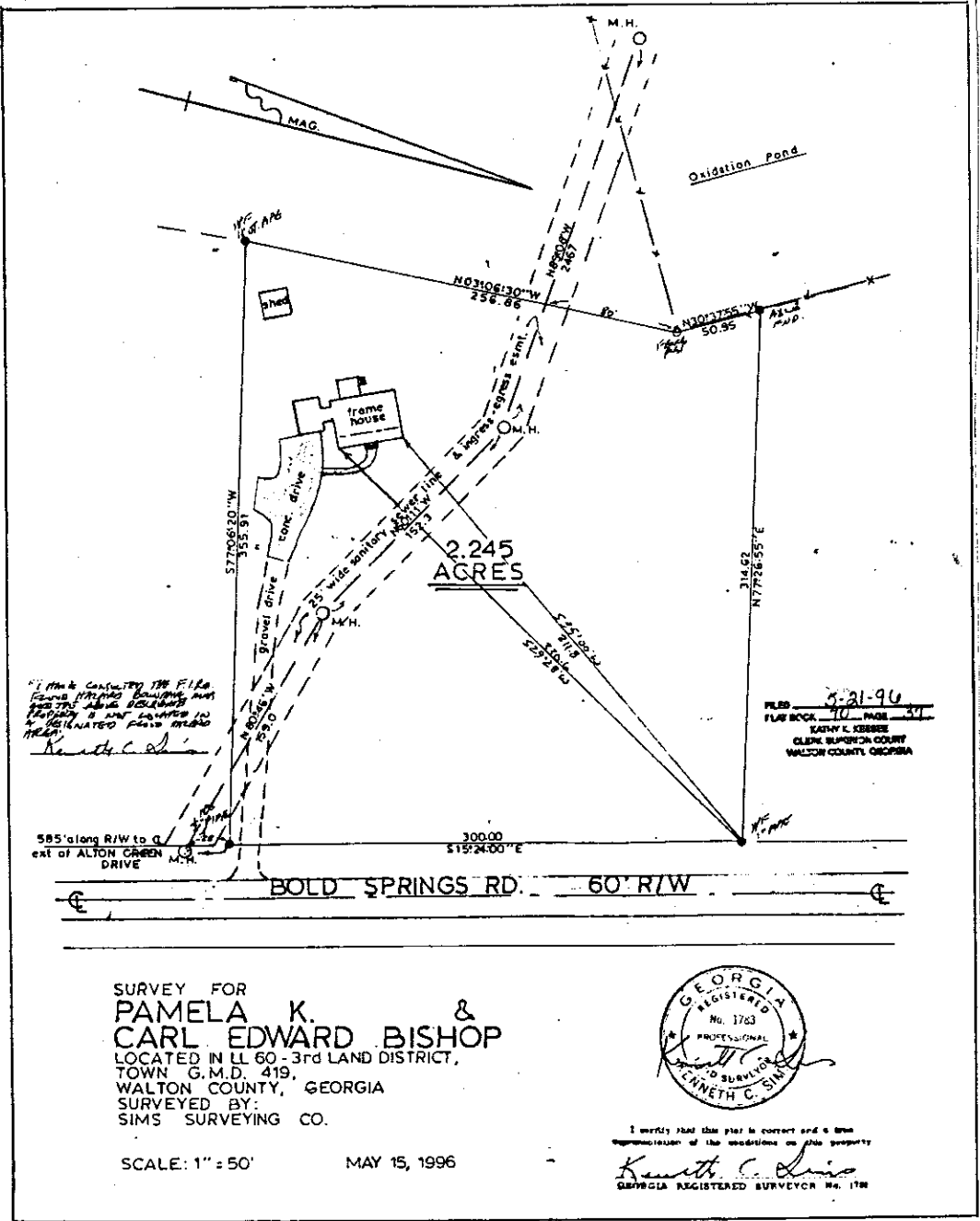
November 2, 2021 Letter of intent

We are wanting to divide our property into a 1 acre and 1.25 acre track to build beside my parents.

Amber Smith

11/02/2021





RECORDED: 5-29, 1996
KATHY K. KEESSE, CLERK

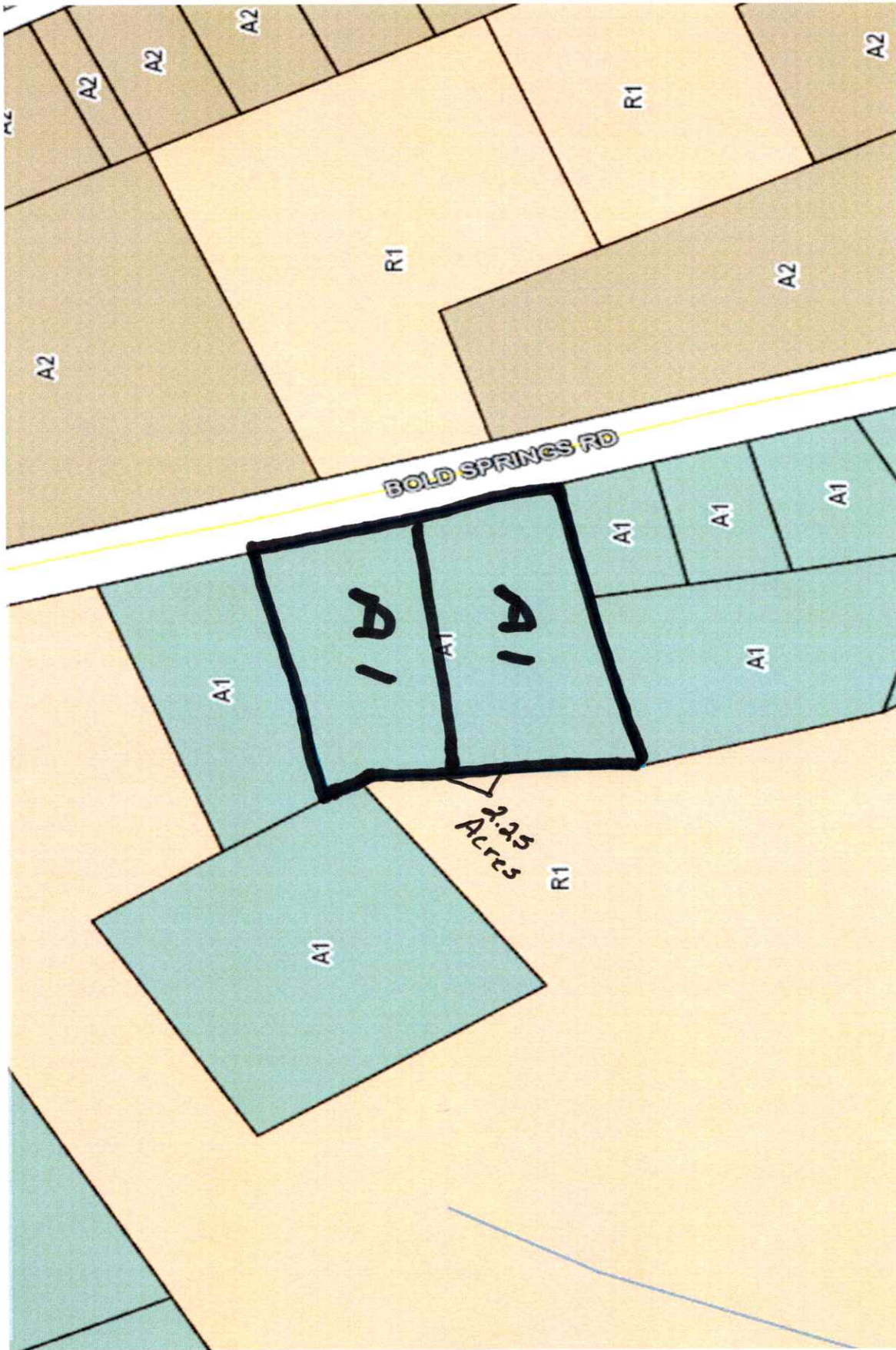
Z21110005 – 1950 Bold Springs Rd



Z21110005 – 1950 Bold Springs Rd



Z21110005 – 1950 Bold Springs Rd



AN ORDINANCE OF WALTON COUNTY, GEORGIA OA21110006

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 11/01/2021

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 011/01/2021

Errata #1 – Amend size restrictions on non-subdivision parcels and requirement for residential appearance in R1 platted subdivisions.

Errata #2 – Add exterminating & Pest Control Services as a conditional use in the “A” zoning with supplemental regulations – Article 6.

Errata #3 – Corrections to the Guest House, Caretaker House (2) Guidelines

Errata #4 – Amend Article 6 change percentage of slope of roadways in all private drive Subdivisions. Agricultural Subdivision (PDAS) (2)

Errata #5 – Amend Article 9 Streets and Sidewalks – Section 170 – Curbs and Gutters

Errata #6 – Add to Article 6 – Guidelines for mini-warehouses (Self-service storage, mini-warehouses.)

Errata #7 – Amend Article 6 Part 2 – Cell Towers no longer require conditional use approval from Bd of Commissioners

Adopted by the Walton County Board of Commissioners this January 4, 2022.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Chris Atkinson
County Attorney
Walton County, Georgia

Errata #1 Amend size restrictions on non-subdivision parcels and requirement for residential appearance in R1 platted subdivisions.

Part 2 Accessory Uses

Section 100 General Standards

- A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.
 - 1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
 - 2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied.
 - 3. No accessory structure shall be closer than five feet from an abutting property line.
 - 4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
 - 5. The following cumulative square footage restrictions shall to apply to accessory buildings within R1 platted subdivisions. Except in A Districts floor space of accessory buildings on a single parcel shall not exceed the following cumulative areas:

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0. 5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

Section 120 Accessory Uses in Residential Districts

- A. The following residential accessory uses and structures shall be permitted in the R1, R2, R3, and MHP districts, including the following and similar uses and structures:
 - 1. All accessory uses permitted in Section 110 above, except for items 9, 10 and 11.
 - 2. In R1 residential districtsplatted subdivisions, the accessory structure must maintain a residential appearance (ie: no storage containers). must be for residential use only and shall not produce impacts detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities.

3. **No accessory structure in a residential district shall be used by other than family members of the owner, lessee or tenant of the premises, unless otherwise allowed by provisions of this Ordinance.**

Errata #2 Add exterminating & Pest Control Services as a conditional use in the “A” zoning with supplemental regulations – Article 6

NAICS Code	Principal Uses	Suppl. Reg.	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
561710	Exterminating & Pest Control Services		C								P	P	P			P	P

Article 6

Exterminating & Pest Control Services

Exterminating and Pest Control Services are allowed by right in the B1, B2, B3, M1 and M2 zoning districts; and as a conditional use in the A-Agricultural (5-acre minimum lot size) districts with the following conditions:

- (1) Other than vehicles, there shall be no outdoor storage of goods or equipment.
- (2) Vehicles used in conjunction with the business shall be parked in the side and/or rear yard.
- (3) All chemicals must be properly stored within a building in accordance with Department of Agriculture guidelines.

Errata #3 Corrections to guidelines

Guest House, Caretaker House (2)

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well.

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.

9-1-2020

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.
- B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.
- C. The rental or lease of a guesthouse shall be prohibited.
- D. Specific Regulations for Residential Units- Units shall have the following additional requirements: (7-6-2021)
 - a. A minimum roof pitch of 6:12, which means having a pitch equal to at least six (6) inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 - b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
 - c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. Vinyl and aluminum siding is prohibited.
 - d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
 - e. ~~All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration. (garage side of house is excluded)~~
 - f. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.

- g. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
- ~~h. Utility meters shall be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus of manufactured homes shall be removed before occupancy.~~
- i. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck ~~and a minimum 6 ft. by 8 ft. rear porch~~. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code.

Errata #4 Article 6 change percentage of slope of roadways in all private drive subdivisions.

Agricultural Subdivision (PDAS) (2)

A. Purpose and Intent

The purpose of the Private Drive Agricultural Subdivision development is to authorize, subject to certain standards, the development of residential subdivisions composed of a small number of large acreage lots in which a street providing access to lots in the development is not dedicated to the public, but is held in common ownership by the owners of the lots. Private drives and streets are not maintained by Walton County. This development is only available in the A Agricultural, A1 Rural Estate, A2 Rural Estate, and R1 Residential Zoning Districts.

B. Principal Uses and Structures

Single-family detached residential dwellings permitted under the underlying zoning district.

C. Accessory Uses and Structures

Accessory uses permitted under the underlying zoning district.

D. Conditional Uses

Conditional uses as permitted under the underlying zoning district.

E. Property Development Standards

Property development standards shall be as permitted under the underlying zoning district with the following exceptions:

1. No more than five (5) lots shall be permitted in the subdivision.
2. Each lot must contain a minimum of twenty (20) acres.
3. Minimum floor area of the primary dwelling shall be 1,800 square feet.
4. Private drainage easements, drainage structures, ditches, and pipes shall be constructed to the same standards for public facilities permitted in the underlying zoning district, but shall be maintained in perpetuity by land owner or by a mandatory homeowner association.

5. No lot in a Private Drive Agricultural Subdivision shall have direct access to a public street.
6. The design and construction of private drives shall comply with the following unless approved by the Director:

Surface Type	Min. Easement Width	Min. Surface Width	Min. Shoulder Width	Max. Grade	Aggregate Base Required	Min. Asphalt Thickness	Zoning
Gravel	60 Feet	16 Feet	4 Feet	+412%	4" Min.	N/A	A & A1
Asphalt	60 Feet	16 Feet	4 Feet	+712%	4" Min.	1 1/2" E-Mix	A2 & R1

Private drives shall have a maximum length of 2,000 feet, unless otherwise approved by the Director. The termination of any private drive shall include a cul-de-sac turnaround area with a minimum outside radius of forth (40) feet.

Private Drive Roads shall comply with the minimum requirements of the Standard Design and Construction Details as shown on diagram 3.03.

7. The private street easement shall be a cross-easement granting access to all lot owners and any other contiguous property that requires access to such street in order to access a public street adjacent to the property developed as a Private Drive Agricultural Subdivision.
8. Building setbacks are measured from the adjacent side of the private street easement line.
9. Gated entrances will be allowed only if the gate restricting access to the public provides adequate space outside the public right of way to provide for queuing of at least two standard vehicles in addition to a paved turnaround area.
10. Gated communities must provide approved access by emergency vehicles.
11. All streets within Private Drive Agricultural Subdivisions must provide approved street name signs, traffic control signs, and lots within the Private Drive Agricultural Subdivision shall display approved street numbers.
12. A 50 foot non-buildable buffer shall be maintained around the perimeter of the subdivision.
13. A 100 foot non-buildable buffer shall be maintained adjacent to existing public streets that abut the subdivision.
14. Minimum lot width shall be 150' with water, 200' with well. Setbacks shall be: 40' front, 15' sides and 40' rear.

15. Streets, roadside ditches, cross-drain pipes, and required storm water management facilities shall be maintained entirely by a mandatory homeowner's association. Other drainage ways, drainage structures, lakes, and dams may be maintained by either a homeowner's association or the individual homeowner.

Private Drive Subdivision (PDS) (2)

A. Purpose and Intent

The purpose of the Private Drive Subdivision development is to authorize, subject to certain standards, the development of residential subdivisions in which a street providing access to lots in the development is not dedicated to the public, but is held in common ownership by the owners of the lots. Private drives and streets are not maintained by Walton County. This development is only available in the A Agricultural, A1 Rural Estate, A2 Rural Estate and R1 Residential Zoning Districts.

B. Principal Uses and Structures

Single-family detached residential dwellings permitted under the underlying zoning district.

C. Accessory Uses and Structures

Accessory uses permitted under the underlying zoning district.

D. Conditional Uses

Conditional uses as permitted under the underlying zoning district.

E. Property Development Standards

Property development standards shall be as permitted under the underlying zoning district with the following exceptions:

1. No more than fifteen (15) lots shall be permitted in the subdivision.
2. Each lot must contain a minimum of five (5) acres.
3. Minimum floor area of the primary dwelling shall be 1,800 square feet.
4. Private drainage easements, drainage structures, ditches, and pipes shall be constructed to the same standards for public facilities permitted in the underlying zoning district, but shall be maintained in perpetuity by land owner or by a mandatory homeowner association.
5. No lot in a Private Drive Subdivision shall have direct access to a public street.

6. The design and construction of private drives shall comply with the following unless approved by the Director:

Surface Type	Min. Easement Width	Min. Surface Width	Min. Shoulder Width	Max. Grade	Zoning
Asphalt	60 Feet	16 Feet	4 Feet	4.712%	A, A1, A2 & R1

Private drives shall have a maximum length of 2,000 feet, unless otherwise approved by the Director and shall be paved as per “standard for local streets” as outlined in Article 9 of this Ordinance. The termination of any private drive shall include a cul-de-sac turn-around area with a minimum outside radius of forty (40) feet. (4-1-14)

Private Drive Roads shall comply with the minimum requirements of the Standard Design and Construction Details as shown on diagram 3.03.

7. The private street easement shall be a cross-easement granting access to all lot owners and any other contiguous property that requires access to such street in order to access a public street adjacent to the property developed as a Private Drive Subdivision.
8. Building setbacks are measured from the adjacent side of the private street easement line.
9. Gated entrances will be allowed only if the gate restricting access to the public provides adequate space outside the public right of way to provide for queuing of at least two standard vehicles in addition to a paved turnaround area.
10. Gated communities must provide approved access by emergency vehicles.
11. All streets within Private Drive Subdivisions must provide approved street name signs, traffic control signs, and lots within the Private Drive Subdivision shall display approved street numbers.
12. A 50 foot non-buildable buffer shall be maintained around the perimeter of the subdivision.
13. A 100 foot non-buildable buffer shall be maintained adjacent to existing public streets that abut the subdivision.
14. Minimum lot width shall be 150’ with water, 200’ with well. Setbacks shall be: 40’ front, 15’ sides and 40’ rear.
15. Streets, roadside ditches, cross-drain pipes, and required storm water management facilities shall be maintained entirely by a mandatory homeowner’s association. Other drainage ways, drainage structures, lakes, and dams may be maintained by either a homeowner’s association or the individual homeowner.

Errata # 5 Article 9 Streets and Sidewalks

Section 170 Curbs and Gutters

- B. Streets without curb and gutter shall be allowed ~~with approval of Board of Commissioners~~ per Article 6 in residential subdivisions. Such streets shall be graded to provide a minimum eight (8) foot shoulder on each side of the pavement. Such shoulders shall have at least a four percent (~~4 ½" per 1'~~ per 1') slope away from the edge of the pavement.

Errata #6 Article 6 Add guidelines for mini-warehouses

Self-service storage, mini-warehouses.

Minimum standards for the use, site development, construction, and placement of self-service storage facilities and mini-warehouses shall be as follows:

A. General regulations.

- (1) No wholesale or retail sales shall be permitted within a storage bay.
- (2) As a principal use, a self-storage facility shall not occupy a site larger than ten acres.
- (3) The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays, pick-up and delivery of goods or property in dead storage, and the sale or rental of items related to moving and storage such as moving boxes, packing supplies and hand trucks.
- (4) Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site.
- (5) Residential quarters for security purposes may be established on the site (see Article 6 Caretaker residence).
- (6) A minimum six-foot fence or wall shall enclose the self-storage facility. Said fence or wall shall be constructed of brick, stone, masonry units, wood, chain link, cyclone, or other similar materials.
- (7) Individual storage bays within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.
- (8) Except as provided, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

B Access. A self-service storage facility shall be located on a lot that gains access from a local commercial or industrial street, a minor or major collector, or an arterial street.

- (1) Buildings that are not sprinkled shall have 2 means of access.

C. Outside storage. Open storage of **Operational** recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck trailers, antique cars and other vehicles shall be permitted within a self-service storage facility provided the following conditions are met.

- (1) Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.

(2) The storage area shall not exceed 25 percent of the total buildable area of the site.

(3) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of a six-foot high opaque wall or fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.

(4) Vehicles shall not be stored within the area set aside for minimum building setbacks.

(5) No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.

D. *Development regulations.*

(1) Separation between storage buildings.

a. If separate buildings are constructed, there shall be a minimum of 26 feet separating the individual buildings.

(2) Maximum bay size. The maximum size of a storage bay shall be 450 square feet.

(3) Maximum building height.

a. With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall be one story unless the board of commissioners approves additional stories.

b. The height of the building shall not exceed 12 feet.

(4) Parking requirements.

a. Designated customer parking is not required; however, a minimum of five parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site.

b. Interior parking. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aisle ways shall be as follows:

(1) Aisle ways shall be ~~26~~ 30 feet between buildings

c. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aisle ways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the fire department shall approve the turning radii of the aisle ways.

(e) *Dumpsters and trash receptacles.* Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially-zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

Errata #7 Article 6 Part 2- Cell Towers no longer require conditional use approval from Bd of Commissioners

Article 6 Part 2 Telecommunications Antennas and Towers (10)

Section 100 Purpose

The siting of telecommunications facilities within unincorporated Walton County shall balance the interests of the residents of Walton County, telecommunications providers, and telecommunications customers in so as to protect the health, safety, and integrity of residential neighborhoods; and to foster, through appropriate zoning and land use controls, a competitive environment for telecommunications carriers that does not unreasonably discriminate among providers of functionally equivalent personal wireless services. This Ordinance shall not prohibit, or have the effect of prohibiting, the provision of personal wireless services. This ordinance is intended to promote Walton County as a proactive County in the availability of personal wireless telecommunications service. To that end, this Ordinance shall:

- A. Provide for the appropriate location and development of telecommunications facilities within unincorporated Walton County.
- B. Protect Walton County's built and natural environment by promoting compatible design standards for telecommunications facilities.
- C. Minimize adverse visual impacts of telecommunications facilities through careful design, siting, landscape screening and innovative camouflaging techniques.
- D. Avoid potential damage to adjacent properties from tower or antennae failure through engineering and careful siting of telecommunications tower structures and antennae.
- E. Maximize use of any new and existing telecommunications towers through co-location so as to minimize the need to construct new towers and minimize the total number of towers throughout the County.
- F. Maximize and encourage use of alternate telecommunication tower structures as a primary option rather than construction of additional single-use towers.
- G. Encourage and promote the location of new telecommunications activities in areas which are not zoned for residential use.

Section 110 Applicability

- A. District Height Limitations

The requirements set forth in this Ordinance shall govern the location of towers that exceed, and antennas that are installed at a height in excess of, the height limitations specified for each zoning district. The height limitations applicable to buildings and structures shall not apply to towers and antennas.

B. Public Property

Antennas or towers located on property owned, leased, or otherwise controlled by the governing authority shall be exempt from the requirements of this Ordinance, provided a license or lease authorizing such antenna or tower has been approved by the governing authority.

C. Amateur Radio, Receive-Only Antennas

This Ordinance shall not govern any tower, or the installation of any antenna, that is under seventy feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas.

D. Pre-Existing Towers and Antennas

Any tower or antenna for which a permit has been properly issued prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance, other than the requirements of Section 120 F of this Part. Any such towers or antennas shall be referred to in this ordinance as "preexisting towers" or "preexisting antennas".

Section 120 Standards Applicable to All Towers and Antennas

The following standards shall apply to all towers and antennas, unless the governing authority reduces the standards if the goals of this Ordinance would be better served thereby:

A. Principal or Accessory Use

Antennas and towers may be considered either principal or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For purposes of determining whether the installation of a tower or antenna complies with district development regulations, including but not limited to set-back requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots. Towers that are constructed and antennas that are installed in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure.

B. Inventory of Existing Sites

Each applicant for an antenna and/or tower shall provide to the Planning and Development Department an inventory of its existing towers that are either within the geographic area of Walton County or within one-half mile of the border thereof, including specific information about the location, height, and design of each tower (pursuant to Sec. C. of this Article). ~~The Department may share such information with other applicants applying for administrative approvals or conditional use permits under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the governing authority, provided, however that the Department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.~~

C. Aesthetics

The guidelines set forth in this paragraph shall govern the location of all towers, and the installation of all antennas, governed by this ordinance; provided, however, that the governing authority may waive these requirements if it determines that the goals of this ordinance are better served thereby. The determination whether a proposed tower or antenna meets these requirements shall be within the discretion of the Walton County ~~Board of Commissioners~~ Planning and Development Department. This list is not an exclusive list of the aesthetic issues the governing authority may consider; these are merely guidelines. The governing authority may consider any factor that serves the goals and purposes of this ordinance.

1. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.
2. At a tower site, the design of the buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment.
3. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

D. Lighting

Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

E. Aesthetics

1. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zoning district as much as possible. Personal wireless

telecommunication towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

2. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
3. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower and related facilities to the natural setting and built environment.
4. Placement of more than one tower on a lot shall be permitted, provided all setback, design, and landscape requirements are met as to each tower.
5. Structures may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not lead to multiple failures in the event that one fails.
6. Towers must be set back a distance equal to the height of the tower from any residential property line and all public rights-of-way, plus any other applicable setback requirements for the zoning district encompassing the proposed tower.
7. Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for front, side, and rear yards. In no case shall a tower be located in the required front yard, back yard, or side yard in a residential district.
8. Towers shall not be sited where they will negatively affect historic or scenic view corridors as designated by the governing authority or any state or federal law or agency or where they will create visual clutter.
9. Towers shall be enclosed by decay-resistant security fencing installed along the perimeter of the compound not less than six feet in height and shall be equipped with an appropriate anti-climbing device or other similar protective device designed to prevent tower access.
10. The following requirements shall govern the landscaping surrounding towers:
 - a. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent properties. The standard buffer shall consist of a landscaped strip at least ten feet wide outside the required fence.
 - b. In locations where the visual impact of the tower would be minimal, as determined by the Planning and Development Department, the landscaping requirement may be reduced or waived altogether.

- c. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may provide an adequate buffer at the discretion of the Planning and Development Department.
- d. Any tower proposed at a height greater than one hundred feet, up to one hundred twenty feet shall be designed and intended to accommodate at least three users. Furthermore, for every additional twenty feet of height, said tower shall be designed to accommodate an additional user.

F. Federal Requirements

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. Any such removal by the governing authority shall be in the manner provided in Sections 41-2-8 through 41-2-17 of the Official Code of Georgia.

Section 130 Application Procedures for All Towers and Antennas

The following must be provided when applying for a permit for a telecommunications facility:

- A. Site plan, prepared and sealed by an appropriate licensing professional, to scale specifying the location of the telecommunications facilities, height of facilities, setbacks, transmission building and/or other accessory uses, access, parking, fences, landscape plan, and adjacent land uses.
- B. A full description of the environment surrounding the proposed telecommunications facility, including any adjacent residential structures and districts, structures and sites of historic significance, or scenic view corridors.
- C. A description of anticipated maintenance needs for the telecommunications facility, including frequency of service, personnel needs, equipment needs, and traffic, noise, or safety impacts of such maintenance.
- D. Report from a qualified, independent engineer licensed in the State of Georgia, documenting the following:

1. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
2. Total anticipated capacity of the telecommunications facility, including number and types of antennae which can be accommodated;
3. Evidence of structural integrity of the tower structure; and Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris should a failure occur.
4. A definition of the area of service to be served by the antenna or tower and whether such antenna or tower is needed for coverage or capacity.
5. Information showing the proposed facility would provide the needed coverage or capacity, and that they cannot provide personal wireless communication service without the use of the proposed tower or antennae.
6. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number, and electronic mail address and pager number, if applicable.
7. Identification of the geographic service area for the SU installation, including:
 - a. A map showing the site and the nearest or associated telecommunications facility sites within the network;
 - b. A description of the distance between existing or proposed telecommunications facility sites; and
 - c. A description of how this service area fits into and is necessary for the service network.
8. Provide information to justify why co-location on an existing tower is not being proposed.
9. If the proposed site is zoned residential applicants must justify why alternative non-residential sites have not been proposed.
10. Each application shall include a five-year facilities plan and site inventory including the following:
 - a. A list of all existing, to be upgraded or replaced, and proposed telecommunications facility sites within Walton County and a map showing these sites. The list must include (1) street address, land lot, district, and tax map and parcel number; (2)

- zoning district; (3) type of building and number of stories; (4) the number of antennas and base transceiver stations per site and the location and type of antenna installation (stand alone, rooftop, building facade, etc.), and location of the base transceiver station installation(s); (5) the height from ground to the top of the antenna installation; and (6) the radio frequency range in megahertz, the wattage output of the equipment and effective radiated power. Furthermore, after a tower structure has been approved, the applicant must submit a permit renewal application, which reports the status on the use of said tower, annually to the Planning and Development Department for administrative approval.
- b. If the applicant does not know specific future tower and antenna site locations but does know of areas where telecommunications facilities will be needed within the next five years to provide service, the applicant shall list the land lots contained within the anticipated geographic service area and identify each geographic service area with a number that will correspond to the future telecommunication facility site.
 - c. The applicant shall provide any other information requested by the Planning and Development Department in order to fully evaluate the potential impact of the proposed facility.

Section 140 Permitted Uses

- A. The uses listed in this Section are deemed to be permitted uses and shall not require administrative review ~~or a conditional use permit~~. Nevertheless, all such uses shall comply with Article 3 of this ordinance and all other applicable ordinances. The following uses are specifically permitted:
 1. A building, sign, light pole, water tower, or other free-standing nonresidential structure) so long as said additional antenna adds no more than twenty feet to the height of said existing structure. For antennas attached to the roof or a supporting structure on a rooftop, a 1: 1 setback ratio (example: ten foot high antenna and supporting structures requires a ten foot setback from edge of roof) shall be maintained unless an alternative placement is shown to reduce visual impact.
 2. Installing an antenna on any existing tower of any height, so long as the addition of said antenna adds no more than twenty feet to the height of said existing tower and said existing tower is not a pre-existing tower; provided, however, that such specific permitted use shall not include the placement of additional buildings or other supporting equipment used in connection with said antenna.

Section 150 Administrative Approvals

A. General

The Planning and Development Department may administratively approve the uses listed in this Article. Each applicant for administrative approval shall apply to the Planning and Development Department, providing the information set forth in Sections 120 and 130 of the Part. The applicant shall provide to the Planning and Development Department all

information and supplementary materials that the Department requests in consideration of the requested administrative approval. If an administrative approval is denied, the applicant may appeal said denial to the Board of Appeals of Walton County.

B. Specific Administratively Approved Uses

After conducting an administrative review, the Department may approve installation of an antenna on an existing tower of any height, including a pre-existing tower and further including the placement of additional buildings or other supporting equipment used in connection with said antenna, so long as the addition of said antenna adds no more than twenty feet to the height of said existing tower; provided the requirements and intent of this Ordinance are met.

Section 160 ~~Conditional Use~~ Permits

A. ~~General~~

~~The following provisions shall govern the issuance of conditional use permits:~~

- ~~1. If the tower or antenna is not a permitted use under Article 5 of this ordinance or permitted to be approved administratively pursuant to Section 150 of this Part, then a conditional use permit shall be required for the construction of a tower or the placement of an antenna in all zoning districts.~~
- ~~2. In granting a conditional use permit, the governing authority may impose conditions to the extent the governing authority concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.~~
- ~~3. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed professional engineer.~~

BA. Information Required

Each applicant requesting a ~~conditional use~~ permit under this ordinance shall ~~comply with the requirements of Section 160 of this Part and other applicable provisions of this ordinance. In addition to the requirements of Sections 120 and 130 of this Part, the~~ provide a site plan ~~shall also which shall~~ include:

1. A scaled elevation view; and
2. Supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, and other information deemed by the governing authority to be necessary to assess compliance with this ordinance.

C. Factors Considered in Granting ~~Conditional Use~~ Permits

The governing authority shall consider the following factors in determining whether to issue a ~~conditional use~~ permit, although the governing authority may waive, reduce, or increase the burden on the applicant of one or more of these criteria if the governing authority concludes that the goals of this ordinance are better served thereby.

1. Height of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties;
4. Surrounding topography;
5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
7. Proposed ingress and egress; and
8. Availability of suitable existing towers, other structures, and alternative sites as discussed in this ordinance.
9. Any other factors, limitations, or standards listed in Sections 120 and 130 of this Part.

~~Section 170 — Availability of Suitable Existing Towers or Other Structures~~

~~No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the governing authority that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence, submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:~~

~~A. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements;~~

~~B. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements;~~

~~C. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.~~

~~D. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.~~

~~E. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.~~

Section 180 Removal of Abandoned Antennas and Towers

- A. Any antenna or tower that is not operated for a continuous period of twelve months shall be considered abandoned, and the owner of such antenna or tower shall remove it within ninety days of receipt of notice from the governing authority notifying the owner of such abandonment.
- B. If such antenna or tower is not removed within said ninety days, the governing authority may, in the manner provided in Sections 41-2-8 through 41-2-17 of the Official Code of Georgia, remove such antenna or tower at the owner's expense.
- C. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

Section 190 Written Decisions

- A. Any decisions by the Planning and Development Department or the Board of Appeals denying a request to place, construct, or modify a telecommunications facility shall be in writing and supported by substantial evidence in a written record.
- ~~B. Any decision by the Board of Commissioners denying or approving a request to place, construct, or modify a telecommunications facility shall be in writing and supported by substantial evidence in a written record.~~
- ~~C. At any time after a hearing on a conditional use permit application under Section 160 of this Part, the Board of Commissioners may instruct the Planning and Development Department, in consultation with legal counsel, to determine whether substantial evidence contained in a written record exists to support either approval or denial of the conditional use permit application. Having voted to so instruct the Planning and Development Department, the Board of Commissioners shall postpone its decision on the application until the specified date of a future regularly scheduled meeting of the Board of Commissioners.~~
- ~~D. In the intervening time between an instruction from the Board of Commissioners under Paragraph C of this subsection and the next specified regularly scheduled meeting of the Board of Commissioners, the Planning and Development Department shall compile any additional evidence regarding the application for conditional use permit that the Planning and Development Department deems necessary to constitute the substantial evidence contained in a written record necessary to support either approval or denial of the conditional use permit application.~~

~~E. Ten days before the meeting of the Board of Commissioners on the date specified in Paragraph C of this subsection, the Planning and Development Department shall present any additional evidence compiled under Paragraph D of this subsection for the Board of Commissioners' consideration, and shall make such evidence available to the applicant. At the meeting of the Board of Commissioners on the date specified in Paragraph C of this subsection, the Board shall render its decision to approve or deny the conditional use permit application. At this meeting there will be no additional public comment or applicant presentation regarding the conditional use permit application, provided, however, that any affected party, including the applicant, may present additional written materials to the Board.~~

Section 200 Penalties for Violation

- A. Any person who erects or attempts to erect a telecommunications facility covered by this Ordinance without having first obtained the necessary building permit, use by right, ~~conditional use permit~~, or variance in the manner provided in this Ordinance shall be deemed in violation of this Ordinance. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this Ordinance shall be guilty of violating a duly adopted Ordinance of the County and shall be punished either by a fine not to exceed \$1,000.00 or by imprisonment not to exceed 60 days or both.

- B. If any structure is erected, constructed, reconstructed, altered; repaired, converted, or maintained in violation of this Ordinance or without obtaining required permits, or if any building, structure or land is used in violation of this Ordinance, the County, in addition to any other remedies, may institute proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use continues it may be deemed a separate offense.

December 7, 2021

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, December 7, 2021 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, Finance Director Milton Cronheim, Planning Director Charna Parker, Human Resources Director Melissia Rusk 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

DeDe Harris, Executive Director of Walton Wellness, Inc. presented a Community Health Needs Assessment.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:19 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

Motion: Commissioner Banks made a motion to adopt the agenda. Commissioner Shelnett seconded the motion and all voted in favor.

PROCLAMATIONS

School Choice Week – January 23 through January 29, 2022

Motion: Commissioner Adams made a motion to declare January 23 through January 29, 2022 as School Choice Week. Commissioner Bradford seconded the motion; voted and carried unanimously.

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of ZCU21080025 - Rezone from A2 and B2 to B2 with conditional use for outside storage and reduce transitional buffer from 50’ to 25’ - Applicant/Owners: A-Model Self Storage LLC & Mark & Jenny Watson - Property located at 4876, 4866, and 4846 Hwy. 81, 4751 & 4741 Shannon Rd/Map/Parcels C0160028 split, C0160030, 30A, 30B, 30C & 30D - District 1

Chairman Thompson opened the public hearing on the matter. Mark Watson spoke in favor of the rezone and agreed with the staffing recommendations. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Warren made a motion to approve with the following staff recommendations: the entire project being zoned B2 with a conditional use for outside storage, conditional use for caretaker house, variance to reduce the required 50' transitional buffer to 25' as shown on the site plan, frontage along Hwy. 81 to be enclosed with wrought iron fence, the portion along Shannon Road to have retaining wall, a 6' chain link fence with evergreens to the road side of the fence, the rear and easterly side of the development to be enclosed by a 6' chain link fence with evergreens planted on the outside of the fence toward the adjoining property owners and all outside storage to be limited to operable vehicles, boats, RV's and trailers. Commissioner Banks seconded the motion and all voted in favor.

Approval of Z21080016 - Rezone 14.37 acres from A1/A2 to A to grow & sell fruits/ vegetables & sell farm animals/poultry products with customer contact - Applicant/Owner: Michael C Lyons - Property located at 2441 Broach Rd/Map/Parcel C1200056 - District 5

Chairman Thompson opened the public hearing on the matter. Mike Lyons spoke in favor of the rezone stating he would sell live animals and there would be no processing. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion to approve as requested by the Planning Commission. Commissioner Bradford seconded the motion; voted and carried unanimously.

Approval of Z21090015 - Rezone 4.22 acres from R1 to A1 to have personal animals - Applicant: Christine Rojas/Owner: Alejandro Carrillo & Christine Rojas - Property located at 4350 Tiffany Lane, 4330 & 4310 Shiloh Rd/Map/Parcels N039A024, 025 & 026 - District 1

Chairman Thompson opened the public hearing on the matter. There was no one present to speak in favor and no opposition present. Chairman Thompson closed the public hearing.

Motion: Commissioner Warren made a motion to approve the rezone per the Planning Commission recommendation that livestock be limited to parcels that front on Shiloh Road and all guidelines for livestock be followed. Commissioner Banks seconded the motion. All voted in favor.

Approval of Z21090018 - Rezone 2.40 acres from R1 to B3 & reduce 50' transitional buffer from 50' to 25' with an 8 ft. opaque fence for plumbing office & outside storage - Applicant/Owner: Kevin Barrett - Property located at 6670 Hwy. 20/Map/Parcel C0020078 - District 2

Chairman Thompson opened the public hearing on the matter. Kevin Barrett spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Banks made a motion to approve per the Planning Commission recommendation to reduce the transitional buffer from 50' to 25' with an 8' opaque fence. Commissioner Warren seconded the motion and all voted in favor.

Approval of Z21090019 - Rezone 7.57 acres from A1 to R1 to create 4 buildable lots - Applicant: Kevin Boekman/Owner: Essie Mae Johnson - Property located at 2073 Laurel Gate Lane & HD Atha Road/Map/Parcel C0770064 - District 4

Chairman Thompson opened the public hearing on the matter. Applicant Kevin Boekman spoke in favor of the rezone and stated he would like to have 4 buildable lots instead of 2. Jason Ludwig of Laurel Gate Lane spoke in opposition. He voiced his concerns that the rezone would be against the wishes of the other residents and would not maintain the character of the subdivision. Commissioner Bradford stated he would like to see an agreement with the residents to try and reduce the buildable lots to 3. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to table the matter until the next meeting to try and come to a consensus with the residents. Commissioner Adams seconded the motion. All voted in favor.*

Approval of Z21090027 - Rezone 3.87 acres from A1 to R1 to create 3 buildable lots - Applicant/Owner: Jamie Wade Griffeth - Property located at 4025 Bullock Bridge Rd/Map/Parcel C0590091 - District 1

Chairman Thompson opened the public hearing on the matter. Wade Griffeth spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Warren made a motion, seconded by Commissioner Shelnett to approve the rezone. All voted in favor.*

Approval of Z21100002 - Rezone 2.76 acres from A1 to R1 to split off 1 acre with existing house & create a 1.76 acre buildable lot- Applicant/Owner: Joshua T Parker - Property located at 2031 John Stowe Rd/Map/Parcel C1200107 - District 6

Chairman Thompson opened the public hearing on the matter. Josh Parker spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

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

ADMINISTRATIVE CONSENT AGENDA

- 6.1. Approval of November 2, 2021 Meeting Minutes
- 6.2. Approval of November 16, 2021 Meeting Minutes
- 6.3. Contracts & Budgeted Purchases of \$5000 or Greater

- 6.4. Declaration of Surplus Property
- 6.5. Ratification of Actions taken by WCWSA
- 6.6. Agreement for Donation of Real Property - DDS
- 6.7. Termination of Water Purchase Agreement with A. Floyd @ Felker Park and authorization for attorney to send notice

Motion: *Commissioner Banks made a motion to approve the Administrative Consent Agenda with the exception of item 6.7 in order to discuss the issue separately. Commissioner Adams seconded the motion. All voted in favor.*

Termination of Water Purchase Agreement with A. Floyd @ Felker Park and authorization for attorney to send notice

Motion: *Commissioner Dixon made a motion to approve the termination and authorize the County Attorney to send notice for the termination of the Water Purchase Agreement provided the Board revisit and negotiate a contract at some point in time. Commissioner Adams seconded the motion; voted and carried unanimously.*

FINANCE

Proposed FY23 Budget Calendar

Motion: *Commissioner Dixon made a motion to approve the proposed FY23 Budget Calendar. Commissioner Adams seconded the motion; voted and carried unanimously.*

RESOLUTIONS

Finance Director Milton Cronheim presented FY22 Budget Amendments.

Resolution - FY22 Budget Amendment

Motion: *Commissioner Adams made a motion, seconded by Commissioner Warren to adopt the FY22 Budget Amendment. All voted in favor.*

Resolution - Historic Courthouse Renovations and FY22 Budget Amendment

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Shelnett to adopt the Resolution and FY22 Budget Amendment for the Historic Courthouse renovations. All voted in favor.*

Resolution - Employee Health Clinic and FY 22 Budget Amendment

Motion: *Commissioner Shelnett made a motion to adopt the FY22 Budget Amendment for the Employee Health Clinic. Commissioner Banks seconded the motion and all voted in favor.*

Resolution - MOU J&J Settlement

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnett to adopt the Resolution to opt in to the J & J Settlement and to authorize the Chairman to execute appropriate documents related to the settlement.*

Resolution - Re-adoption - Amendment to Service Delivery Strategy - Stanton Springs - Stanton Springs North and amending limit of City of Monroe Sewer Services to Corporate limits of City of Monroe

***Motion:** Commissioner Dixon made a motion to adopt the Resolution striking that portion of the Resolution dealing with the City of Monroe. Commissioner Adams seconded the motion; voted and carried unanimously.*

HUMAN RESOURCES

Human Resources Director Melissia Rusk presented a staffing request for the IT Department.

Staffing Request - Temporary Systems Administrator

***Motion:** Commissioner Warren made a motion, seconded by Commissioner Dixon to approve the staffing request for a Temporary Systems Administrator. All voted in favor.*

CONTRACTS

Contract - PPI Design of Walton County Public Safety Complex

***Motion:** Commissioner Warren made a motion to approve the contract contingent on review by the County Attorney. Commissioner Banks seconded the motion. Commissioners Warren, Banks, Shelnett and Adams voted in favor of the motion. Commissioners Bradford and Dixon opposed the motion. The motion carried 4-2.*

DISCUSSION None

EXECUTIVE SESSION Not Held

ADJOURNMENT

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

December 17, 2021

The Walton County Board of Commissioners held a special called meeting on Friday, December 17, 2021 at 5:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnutt, Lee Bradford, Jeremy Adams and Kirklyn Dixon, Assistant County Clerk Patrice Broughton, 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

Chairman David Thompson opened the public hearing on the Proposed Redistricting of Commission Districts. No one spoke in favor or against. Chairman Thompson closed the public hearing.

MEETING OPENING

Chairman Thompson called the meeting to order at 5:01 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

ADOPTION OF AGENDA

Motion: Commissioner Shelnutt made a motion to adopt the agenda. Commissioner Dixon seconded the motion and all voted in favor.

RESOLUTIONS

County Attorney Chip Ferguson informed the Commissioners that the Joint Development Authority had not asked for the resolution to be adopted as of the meeting date and that the Commissioners did not need to adopt the resolution.

Resolution - Consenting to De-Annexation of a portion of the Development Authority's property on Snows Mill Road

Motion: Commissioner Bradford made a motion to table the resolution, seconded by Commissioner Warren. All voted in favor.

DISCUSSION

Chairman Thompson led the discussion of the land donation on Hwy 81.

Acceptance of Land Donation on Highway 81 from 81 Investment Company, LLC and MFT Land Investments, LLC

Motion: Commissioner Shelnutt made a motion to accept the land donation on Hwy 81. Commissioner Banks seconded the motion and all voted in favor.

ADJOURNMENT

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Warren, to adjourn the meeting. The motion carried and the meeting was adjourned at 5:05 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

PATRICE BROUGHTON, ASST. COUNTY CLERK

Department	Fund	Description	Payee	Amount
Budget Year FY 22				
Various				
	Various	Replenish Funds In Worker's Comp Trust - For the Record	Walton Co. Workers Comp Trust Fund	\$16,597.00
	100	LVAP Per OCGA 15-21-132 -October 2021 - For the Record	Local Victims Assistance Fund	\$9,350.00
	100	Premium for Suppl Life Ins. - December 2021 - For the Record	One America	\$30,383.27
	100	Premium for Suppl Life Ins. -January 2022 - For the Record	One America	\$30,231.21
	100	Hydraulic Tank (1)	Tractor & Equipment Company	\$7,683.00
Board of Commissioners				
	1110	100 Lobbying Services - For the Record	Holland & Knight LLP	\$17,500.00
Elections				
	1401	100 Warranty for voting equipment (ICC and 35 ICP's)	Dominion Voting Systems, Inc	\$6,310.00
Financial Administration				
	1510	100 Analytical Services - Walton County Ind Bldg Authority Series 2021 Revenue Bond - Jail - For the Record	S&P Global Ratings	\$57,750.00
Law				
	1530	100 Legal Fees - November 2021 - For the Record	Atkinson & Ferguson	\$25,000.00
Data Processing/MIS				
	1535	100 Yearly Subscription - December (Google)	SHI	\$69,741.00
GIS				
	1537	100 Parcel Maintenance & General GIS - October 2021	GIS1, LLC	\$9,497.50
		100 Parcel Maintenance & GIS Consulting - November 2021	GIS1, LLC	\$5,253.00
Human Resources				
	1540	100 AFLAC Premium - November 2021 - For the Record	AFLAC	\$11,014.60
		100 AFLAC Premium - October 2021 - For the Record	AFLAC	\$11,128.41
		100 AFLAC Premium - July 2021 - For the Record	AFLAC	\$11,092.79
		100 AFLAC Premium - August 2021 - For the Record	AFLAC	\$10,968.08
		100 AFLAC Premium - September 2021 - For the Record	AFLAC	\$11,119.54
Risk Management				
	1555	100 Claim# 22-10 SO Hess-Gaston	Sky Collision	\$10,848.00

	1565.19	100	Annex 1 - Asbestos Abatement	Axis Remedial Sciences, Inc	\$24,140.00
Probate Court					
	2450	100	Live Scan Charges - 12/25/2021	Georgia Bureau of Investigation	\$5,579.25
Inmate Phone					
	3313	212	Equipment - 2022 Ford Explorer 4x2 (white)	West Chatham Warning Devices	\$5,050.80
		212	2022 Ford Explorer 4x2 (white)	Loganville Ford	\$30,135.40
Inmate Commissary Fund					
	3314	213	Uni Mac Washer Machines for Jail (2)	Southeastern Laundry Equipment Sales	\$33,330.00
Jail					
	3325	100	Jail Inmate Supplies - December 2021	Bob Barker Company	\$10,265.98
		100	Inmate Medical - February 2022	Correct Health	\$101,175.81
		100	Specialty Care Expense - Overage	Correct Health	\$45,128.39
		100	Inmate Meals - November 2021	Kimble's Food By Design, Inc.	\$56,278.46
		100	Activation and Monitoring Fee - November 2021	Joe Ray Bonding	\$13,202.50
		100	Activation and Monitoring Fee - October 2021	Joe Ray Bonding	\$13,657.00
Sheriff					
	3300	100	Nasal Narcan Spray 4mg (60)	Bound Tree Medical	\$5,625.00
Fire Fighting					
	3520	270	Respirator /Quantifit2, Adapter 4 OMM (1)	Municipal Emergency Services, Inc	\$9,096.75
		270	Jaws of Life	Municipal Emergency Services, Inc	\$75,672.14
		270	Yearly Subscription - Fire Package, CAD Link, Google Maps	ESO Solutions, Inc	\$9,810.00
		270	Cancer Benefits/Long Term Disability for Firefighters- 1/1/2022 -6/30/2022	ACCG-IRMA	\$9,201.42
Impact Fees					
	3300.75	355	SO Training Facility Heating and Air Equip	Johnstone Supply	\$7,384.31
EMS					
	3610	531	Ambulance Billing - November 2021	Emergency Billing, LLC	\$19,886.32
		531	Liquid Spring Suspension - Dodge	ETR, LLC	\$15,176.00
Animal Control					
	3910	100	Body Camera, Vest and Docking Station (11)	10-8 Video	\$5,904.15
Roadways & Walkways					
	4220	100	Emmett Still Road - void fill at abutment	Engineered Restorations, Inc	\$10,500.00
		100	Various Parts - to Repair Caterpillar Spreader	Yancey Brothers Co	\$57,267.60
Storm Water					
	4251	100	1340 Mt Vernon Road - Install Concrete Block Out at Cracked Wingwall	Engineered Restorations, Inc	\$16,000.00

Hard Labor Creek

4405	508	Hard Labor Creek - O&M - For the Record	Nelson Environmental	\$9,116.25
	508	Apalachee River Intake SBV - For the Record	Nelson Environmental	\$4,166.25
	508	For Services Rendered - For the Record	Bingham ARS	\$750.00
	508	Professional Services - HLC Reservoir - For the Record	BCO Environmental LLC	\$2,250.00
	508	Professional Services - October 2021 - For the Record	Atkinson/Ferguson, LLC	\$403.50

Water

4446	507	PVC Pipe & Tubing (2500)	Consolidated Pipe and Supply Co	\$15,180.00
	507	Restock Inventory for Meter Install and Repairs	Delta Municipal Supply Co	\$44,218.50
	507	Outsourcing and Postage for Bills	Arista Information Systems, Inc.	\$10,005.57
	507	Water purchased from Oconee County - November 2021	Oconee County Water Resources	\$9,757.61
	507	Sod	SuperSod	\$5,000.00

Water/Sewer - SPLOST 2019

4446.19	507	North Loop Water Transmission Main - Phase 1 Project	Precision Planning	\$19,496.75
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Solid Waste

4530	540	Tipping Fees - November 2021	City of Monroe Public Works	\$18,184.87
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Recreation Programs

6130	100	Spring 2022 Soccer Uniforms (200) Youth/(100) Adult	Scotteez Spiritwear & Graphics	\$5,145.00
		Spring 2022 Softball/Baseball Uniforms (800) Youth/(500) Adult	Scotteez Spiritwear & Graphics	\$19,489.00

\$1,094,097.98

Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **December 16, 2021**

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.**

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 __16th__ day of __December_____, 2021

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	Finance	Rolling Stool (Broken)	
1	Finance	Metal Cash Box	
6	IT	View Sonic Computer Monitors	
28	IT	HP Computer Towers	
94	IT	Motorolla Redgid Notebooks	
1	IT	Brother Fax Machine	
2	IT	Fijitsu Scanners	
1	IT	Dell Box Monitor	
1	IT	APC Battery Back-Up	
4	IT	HP Printers	
28	IT	HP Computer Towers	
22	IT	Keyboards	
22	IT	Mouse	
2	IT	Surge Protectors	
1	IT	Netgear Router	
2	IT	APC Battery Back-Up	
1	IT	Laptop Bag	
1	IT	Power Supply	
1	IT	Disk Drive	
1	IT	Canon Scanner	
4	IT	SanArrays	
1	IT	Fargo Badge Printer	Could not read
4	IT	Netopia Routers	
9	IT	Print Servers	
1	IT	DL3 80 Server-HR	

Walton County Board of Elections

Date: 11/8/2021
To: Board of Commissioners
From: Jenni Phipps, Director of Elections
RE: 2022 Qualifying Fees

According to the total gross salary from the preceding year, the qualifying fees for the 2022 Election year submitted by the Board of Elections of Walton County to the Board of Commissioners for approval are listed below.

County Commissioner, District 1 -----	\$234.74
County Commissioner, District 4 -----	\$234.74
County Commissioner, District 5 -----	\$234.74
Board of Education, District 1 -----	\$121.48
Board of Education, District 2 -----	\$121.48
Board of Education, District 5 -----	\$121.48

Walton County Department Agenda Request

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

Department Head/Representative: **Tammy Kirk**

Meeting Date Request: **01/04/22**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Keeping a seized vehicle that has been forfeited.**

Wording For Agenda: **Keeping a seized vehicle that has been forfeited Jeep Cherokee**

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 order**

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? **no**

Date forwarded to County Attorney:

Has the County Attorney review been completed?

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:

IN THE SUPERIOR COURT OF WALTON COUNTY
STATE OF GEORGIA

STATE OF GEORGIA, *ex rel*,
Randy McGinley, District Attorney
Plaintiff,

-vs-

CIVIL ACTION No. 21-1959-5

A 2015 TAN JEEP CHEROKEE VIN
1C4PJLDBXFW507230 AND A .380
CALIBER TAURUS SPECTRUM
FIREARM S/N 1F061016,
Defendant(s) in rem, and

CIVIL ACTION IN REM

OWNERS & INTEREST HOLDERS:
BRANDIE ANDERSON
Claimant(s).

ORDER OF DISTRIBUTION

Under the application of the Honorable Randy McGinley, District Attorney for the
Alcovy Judicial Circuit, or his lawfully appointed assistant, for an Order of Distribution of the
forfeited property pursuant to the provisions of O.C.G.A. § 9-16-19, the Court orders as follows:

1.

That the Defendant property seized in Walton County, Georgia, on April 21, 2021,
having been forfeited to the State of Georgia by operation of law pursuant to O.C.G.A.
§9-16-11(c)(4), shall be distributed as follows in accordance with O.C.G.A. §9-16-19(f).

2.

That, when no longer needed for evidentiary purposes, the ONE (1) 2015 TAN JEEP
CHEROKEE VIN 1C4PJLDBXFW507230 AND the ONE (1) .380 CALIBER TAURUS
SPECTRUM FIREARM S/N 1F061016 either be sold by any commercially feasible means or
kept by the Walton County Sheriff's Office (hereinafter 'WCSO') as an in-kind distribution and
used for official law enforcement purposes. WCSO shall determine the fair market value of the
aforementioned property. In accordance with O.C.G.A. § 9-16-19(f)(2), the fair market value
shall hereinafter be referred to as "the pool" for distribution.

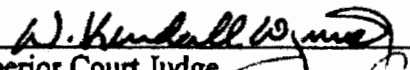
3.

The pool shall be distributed in the following manner in accordance with O.C.G.A.

§9-16-19(f):

- a. Eighty Dollars (\$80.00) for court costs due to the Clerk of Superior Court of Walton County shall be paid by the Walton County Sheriff's Office pursuant to O.C.G.A. §9-16-19(f)(3)(a);
- b. Seven dollars (\$7.00) for certified mail costs due to the Walton County District Attorney (hereinafter 'WCDA') shall be paid by Walton County Sheriff's Office pursuant to O.C.G.A. §9-16-19(f)(3)(a);
- c. From the balance remaining in the pool, ten percent (10%) thereof shall be paid to the Walton County District Attorney's Office by the Walton County Sheriff's Office to be used for official prosecutorial purposes pursuant to O.C.G.A. §9-16-19(f)(3)(B);
- d. The balance shall be distributed to the Walton County Sheriff's Office to be used for official law enforcement purposes pursuant to the provisions of O.C.G.A. §9-16-19(f)(3)(C);

SO FOUND AND ORDERED this the 13th day of December, 2021.


 Superior Court Judge
 Alcovy Judicial Circuit

Prepared by:
 Jennifer Hendee,
 Assistant D.A.
 GA Bar No. 155200

IN THE SUPERIOR COURT OF WALTON COUNTY
STATE OF GEORGIA

STATE OF GEORGIA, *ex rel*,
Randy McGinley, District Attorney
Plaintiff,

-vs-

A 2015 TAN JEEP CHEROKEE VIN
1C4PJLDBXFW507230 AND A .380
CALIBER TAURUS SPECTRUM
FIREARM S/N 1F061016,
Defendant(s) in rem, and

OWNERS & INTEREST HOLDERS:
BRANDIE ANDERSON
Claimant(s).

CIVIL ACTION No. *21-1959-5*

CIVIL ACTION IN REM

ORDER OF FORFEITURE

The State's Motion for Order of Forfeiture and Distribution of Property having been read and considered, the Court hereby finds as follows:

1.

That the State has complied with the provision of O.C.G.A. 9-16-11 with respect to the defendant property seized in Walton County, Georgia, on April 21, 2021.

2.

That no claim has been filed against the defendant property pursuant to the provisions of O.C.G.A. § 9-16-11, and the time for filing a claim has elapsed.

WHEREFORE, it is hereby ordered and declared as follows:

- a. That the defendant property and all right, title, and interest thereto stands and is forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. §9-16-11(c)(4); and
- b. That the Court retain jurisdiction of this action to direct the proper disposition and distribution of the forfeited defendant property as provided by O.C.G.A. § 9-16-19.

The State is further ordered to draft an Order of Distribution pursuant to O.C.G.A. 9-16-19 and proceed accordingly.

SO FOUND AND ORDERED this the 13th day of December, 2021.

N. Kendall W. [Signature]
Superior Court Judge
Alcovy Judicial Circuit

Prepared by:

Walton County Department Agenda Request

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

Department Head/Representative: **Tammy Kirk**

Meeting Date Request: **01/04/22**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Keeping a seized vehicle that has been forfeited.**

Wording For Agenda: **Keeping a seized vehicle that has been forfeited** *V.W Passat*

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 order**

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? **no**

Date forwarded to County Attorney:

Has the County Attorney review been completed?

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:

IN THE SUPERIOR COURT OF WALTON COUNTY
STATE OF GEORGIA

STATE OF GEORGIA, *ex rel*,
Randy McGinley, District Attorney
Plaintiff,

-vs-

A 2013 VOLKSWAGEN PASSAT VIN
1VWAH7A32DC016765,
Defendant in rem, and

OWNERS & INTEREST HOLDERS:
SCOTT WESLEY WOODING
Claimant(s).

CIVIL ACTION No.
2021CV1923-5
CIVIL ACTION IN REM

ORDER OF DISTRIBUTION

Under the application of the Honorable Randy McGinley, District Attorney for the
Alcovy Judicial Circuit, or his lawfully appointed assistant, for an Order of Distribution of the
forfeited property pursuant to the provisions of O.C.G.A. § 9-16-19, the Court orders as follows:

1.

That the Defendant property seized in Walton County, Georgia, on May 19, 2021, having
been forfeited to the State of Georgia by operation of law pursuant to O.C.G.A. §9-16-11(c)(4),
shall be distributed as follows in accordance with O.C.G.A. §9-16-19(f).

2.

That, when no longer needed for evidentiary purposes, the ONE (1) 2013
VOLKSWAGEN PASSAT VIN 1VWAH7A32DC016765 either be sold by any commercially
feasible means or kept by the Walton County Sheriff's Office (hereinafter 'WCSO') as an
in-kind distribution and used for official law enforcement purposes. WCSO shall determine the
fair market value of the aforementioned property. In accordance with O.C.G.A. § 9-16-19(f)(2),
the fair market value shall hereinafter be referred to as "the pool" for distribution.

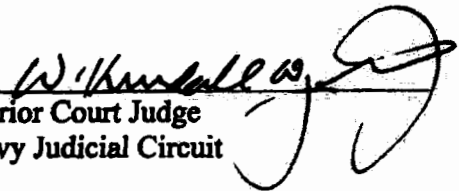
3.

The pool shall be distributed in the following manner in accordance with O.C.G.A.
§9-16-19(f):

- a. Eighty Dollars (\$80.00) for court costs due to the Clerk of Superior Court of Walton
County shall be paid by the WCSO pursuant to O.C.G.A. §9-16-19(f)(3)(a);

- b. From the balance remaining in the pool, ten percent (10%) thereof shall be paid to the Walton County District Attorney's Office by the WCSO to be used for official prosecutorial purposes pursuant to O.C.G.A. §9-16-19(f)(3)(B);
- c. The balance shall be distributed to the WCSO to be used for official law enforcement purposes pursuant to the provisions of O.C.G.A. §9-16-19(f)(3)(C);

SO FOUND AND ORDERED this the 8th day of December, 2021.



Superior Court Judge
Alcovy Judicial Circuit

Prepared by:
Jennifer Hendee
Assistant District Attorney

IN THE SUPERIOR COURT OF WALTON COUNTY
STATE OF GEORGIA

STATE OF GEORGIA, *ex rel*,
Randy McGinley, District Attorney
Plaintiff,

-vs-

A 2013 VOLKSWAGEN PASSAT VIN
1VWAH7A32DC016765,
Defendant in rem, and

CIVIL ACTION No.
2021CV1923-5
CIVIL ACTION IN REM

OWNERS & INTEREST HOLDERS:
SCOTT WESLEY WOODING
Claimant(s).

ORDER OF FORFEITURE

The State's Motion for Order of Forfeiture and Distribution of Property having been read and considered, the Court hereby finds as follows:

1.

That the State has complied with the provision of O.C.G.A. 9-16-11 with respect to the defendant property seized in Walton County, Georgia, on May 19, 2021.

2.

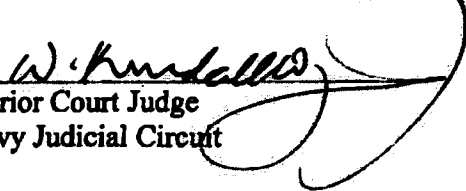
That no claim has been filed against the defendant property pursuant to the provisions of O.C.G.A. § 9-16-11, and the time for filing a claim has elapsed.

WHEREFORE, it is hereby ordered and declared as follows:

- a. That the defendant property and all right, title, and interest thereto stands and is forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. §9-16-11(c)(4); and
- b. That the Court retain jurisdiction of this action to direct the proper disposition and distribution of the forfeited defendant property as provided by O.C.G.A. § 9-16-19.

The State is further ordered to draft an Order of Distribution pursuant to O.C.G.A. 9-16-19 and proceed accordingly.

SO FOUND AND ORDERED this the 8th day of December 2021.


Superior Court Judge
Alcovy Judicial Circuit

Prepared by:
Jennifer Hendee, Assistant District Attorney

Walton County Department Agenda Request

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

Department Head/Representative: **Tammy Kirk**

Meeting Date Request: **01/04/22**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Amendment to exiting Inmate Medical Contract**

Wording For Agenda: **Amendment to Inmate existing Contract**

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? **no**

If so, has a copy of the documentation been forwarded to County Attorney? **no**

Date forwarded to County Attorney:

Has the County Attorney review been completed?

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:



1720 Windward Concourse • Suite 300 • Alpharetta, GA • 30005

Main Phone 770.692.4750 • Main Fax 770.692.4754 • www.CorrectHealth.org

Stacy M. Scott, Esq. ♦ Chief Legal Officer
Direct Dial: 770.692.4758 ♦ Legal Fax: 770.692.9379
stacy.scott@correcthealth.org

December 14, 2021

VIA EMAIL

Tammy Kirk, Business Manager
Walton County Sheriff's Office
1425 S. Madison Avenue
Monroe, GA 30655
Email: tammy.kirk@co.walton.ga.us

RE: Health Services Agreement – Amendment (Effective 12/01/21)

Dear Sheriff Chapman,

This letter is in follow up to Dr. Musso's discussions with Sheriff Chapman.

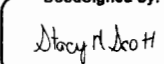
As discussed, the pandemic-related healthcare staffing crisis has placed our reliance on temporary/agency staffing at an all-time high. Currently, agency staff and contract labor account for a significant number of positions at your Jail. From a financial perspective, these positions can only be filled at rates that are 2 to 3 times higher than our budgeted labor.

In order to continue to provide the level of services commiserate with our Contract, please see the attached Amendment. As you will see, will provide a credit for any position/shift that we are unable to work. Conversely, we are proposing that you reimburse us for labor costs that exceed our budget. We propose reconciling these labor costs quarterly. This will allow us to increase our hourly rates for healthcare staff, account for fluctuations in the healthcare market, reduce agency/contract labor, and stabilize the staff at your Jail.

Should this Amendment meet with your approval, please have it executed and returned to me via email.

Sheriff, thank you for your assistance in this matter and please do not hesitate to let us know if you have any further questions or need additional clarification.

Sincerely,

DocuSigned by:

A927A7D1EBA448
Stacy M. Scott, Esq.
Chief Legal Officer
CorrectHealth Walton, LLC

AMENDMENT - HEALTH SERVICES AGREEMENT

The HEALTH SERVICES AGREEMENT by and between Walton County, a political subdivision of the State of Georgia (hereinafter referred to as "COUNTY") and CORRECTHEALTH WALTON, LLC (hereinafter referred to as "COMPANY"), is hereby amended effective **December 1, 2021**. The compensation paid by COUNTY to COMPANY will change, as stated below. All other provisions, as set forth in the Health Services Agreement or as previously amended, will remain the same.

ARTICLE VII: TERM AND TERMINATION OF AGREEMENT

7.1 Term. This Amendment will be effective **December 1, 2021 through June 30, 2022**.

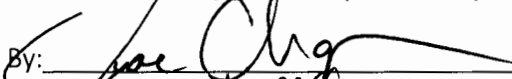
ARTICLE VIII: COMPENSATION

8.1 Base Compensation & Per Diem Compensation.

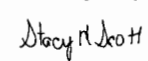
The following language will be added to the end of Section 8.1:

The above compensation reflects budgeted healthcare labor costs. Should any position/shift go unworked, COMPANY will provide a credit to COUNTY. Further, in the event that healthcare labor costs increase, due to unforeseen events or circumstances, including COVID-19, COUNTY agrees to reimburse COMPANY the difference between the budgeted labor costs and the increased labor costs. Differences in labor costs will be reconciled on a quarterly basis.

WALTON COUNTY, GEORGIA ("COUNTY")

By: 
Title: Sheriff
Print Name: Joseph I. Chapman
Date: 12-15-21

CORRECTHEALTH WALTON, LLC ("COMPANY")

By: 
Title: Chief Legal Officer
Print Name: Stacy M. Scott
Date: 12/14/2021

RESOLUTION

WHEREAS, the budgets of Walton County for Fiscal Year 2022 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 1, 2021, 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 2022 budget to make changes to the Fiscal Year 2022 budget as presented in the attached summary schedule.

Adopted this 4th day of January, 2022

Chairman, David G. Thompson

Attest:

County Clerk, Rhonda R. Hawk

AMENDMENT SUMMARY
January 2022 Agenda

1. **Stormwater 4251:** FY 2022 Proposed amendment to increase budgeted expenditures (54.2200 Vehicles) by \$3481. This F-150 was originally approved for \$34,519 but since approval the price has materially increased. This would result in a decrease in overall fund balance of \$3481.

2. **District Attorney 2200 and Superior Court 2150:** FY 2022 Proposed amendment to increase budgeted revenue by \$311,515 and to increase budgeted expenditures by the same amount. This request is a result of application and approval from the State for the *Judicial Branch American Rescue Grant*. The Alcovy Circuit has been awarded \$311,515 to cover reimbursement for the salaries of two Investigators (one for Walton Co and one for Newton Co) and two Investigative Assistants (one for Walton Co and one for Newton Co), as well as additional money for the Senior Judge plus administrative costs. The result would be no effect on fund balance for FY 2022. This is a three year grant that is applied for annually.

Resolution 2022 -1

A Resolution to set the time, date and place of the regular meeting of the Board of Commissioners each month,

WHEREAS, Act 917 Section II was passed on March 22, 1990,

WHEREAS, Act 917 Section II amended the Act creating the Board of Commissioners of Walton County, which was approved August 1, 1929, (Ga. Laws 1929 p. 747) as amended,

WHEREAS, the Board of Commissioners pursuant to Act 917 Section II does hereby set the time, date and place of the regular scheduled meetings of the Board of Commissioners as follows: To be held at **6 o'clock p.m.** on the **1st Tuesday of each month**. Said meetings shall be held in the Historic Walton County Courthouse, Walton County Government Building or any of the Walton County Courthouse Annexes.

The Board will hold any additional meetings as shall be deemed necessary pursuant to the 1929 creative act as amended.

WHEREFORE, the Board of Commissioners directs the Clerk to publish a copy of this Resolution in the legal organ once a week for two weeks immediately following the passage of this Resolution.

Passed and approved by the Board of Commissioners of Walton County, Georgia, at the first monthly meeting held in **2022** on **January 4, 2022**.

Board of Commissioners of Walton County, Georgia

By: _____
David G. Thompson
Chairman

Attest: _____
Rhonda R. Hawk
County Clerk

**RESOLUTION TO ADOPT
AMENDED AND RESTATED
ACCG 401(a) DEFINED CONTRIBUTION PLAN
FOR WALTON COUNTY EMPLOYEES**

WHEREAS, Walton County, Georgia (the “Employer”) has previously adopted the Association County Commissioners of Georgia (ACCG) 401(a) Defined Contribution Plan for Walton County Employees (the “Plan”) through an Adoption Agreement;

WHEREAS, ACCG has appointed a Defined Contribution Plan Program Board of Trustees (the “DC Board”) pursuant to the ACCG Defined Contribution Plan Program Master Trust Agreement (the “Master Trust”), to oversee Plan administration, Plan documentation and to select investment options for investment of the assets of the Plan;

WHEREAS, ACCG has amended and restated the ACCG 401(a) Defined Contribution Plan Document and the accompanying Adoption Agreement to reflect changes in applicable law and has obtained Internal Revenue Service (IRS) preapproval for the amended and restated ACCG 401(a) Defined Contribution Plan Document and Adoption Agreement (the “2020 IRS Pre-Approved Plan Documents”); and

WHEREAS, the Employer desires to amend and restate its Plan by adopting the 2020 IRS-Preapproved Plan Documents.

NOW THEREFORE, at a meeting held on the ____ day of _____, 20____, the Walton County Board of Commissioners hereby resolves as follows:

RESOLVED that the Walton County Board of Commissioners hereby approves the adoption of the attached amended and restated ACCG 401(a) Defined Contribution Plan for Walton County Employees, consisting of the ACCG Basic Plan Document and the accompanying Adoption Agreement which reflects the elections made by the Employer under the provisions of the amended and restated Plan.

FURTHER RESOLVED that, except as otherwise specifically provided therein, the effective date of the amended and restated Plan shall be January 1, 2022.

FURTHER RESOLVED that the Commission Chair is hereby authorized, empowered, and directed to take all further actions and to execute all documents necessary to implement these resolutions.

FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

WALTON COUNTY BOARD OF COMMISSIONERS

By: _____
Chair, Walton County Board of Commissioners

Date: _____

Attest:

By: _____
County Clerk

SUMMARY OF DEFAULT ELECTIONS
IN RESTATED ACCG DC ADOPTION AGREEMENT

1. Section 2.17 Eligible Employee; Eligibility of Grant-Funded Employees (p. 2) – The new Adoption Agreement lists “Grant-funded Employees” and allows the Employer to indicate if grant-funded employees are treated differently than other “Eligible Employees Other Than Elected Officials.” The default election is to treat grant-funded employees the same as “Eligible Employees Other Than Elected Officials.” Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
2. Section 2.17 Eligible Employee; Eligibility of Chief and Assistant Magistrate Judge (p. 3) – The new Adoption Agreement includes an election to include or exclude the Chief Magistrate Judge and any Assistant Magistrate Judge. The default election under the new Adoption Agreement is to include the Chief Magistrate Judge if “Magistrate Judge” is included under the current Adoption Agreement and to exclude the Chief Magistrate Judge if “Magistrate Judge” is excluded under the current Adoption Agreement. The default election under the new Adoption Agreement is to exclude any Assistant Magistrate Judge. Please contact ACCG before signing the Adoption Agreement if you wish to change these elections.
3. Section 2.61 Year of Service; Adjustments to Years of Service for Eligibility (p. 6) – The new Adoption Agreement includes an election to exclude Service before a five-year Break in Service or Period of Severance (as applicable) for purposes of eligibility to participate after a Reemployment Commencement Date. The default election under the new Adoption Agreement is to include such Service. Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
4. Section 2.61 Year of Service; Adjustments to Years of Service for Vesting (p. 7) – The new Adoption Agreement includes an election to exclude Service before a five-year Break in Service or Period of Severance (as applicable) for purposes of becoming vested in amounts accrued after an Employee’s Reemployment Commencement Date. The default election under the new Adoption Agreement is to exclude such Service. Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
5. Section 3.06 Election Not to Participate (p. 9) – The new Adoption Agreement includes an election to allow Eligible Employees to opt out of participating in the Plan. In keeping with the practice of most ACCG DC Program participating employers, the default election is not to allow Eligible Employees to opt out of participating in the Plan, i.e., participation is automatic for employees who satisfy the eligibility requirements. Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
6. Section 6.04 In-Service Withdrawals (p. 14) – The new Adoption Agreement includes an election to permit in-service withdrawals from the Plan. The default election is not to permit in-service withdrawals (i.e., no withdrawal until Severance from Employment). If in-service withdrawals are to be permitted, the Employer must specify the conditions for such withdrawal in the Adoption Agreement. Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
7. Section 7.01 Death Benefits (p. 15) – The new Adoption Agreement includes an election with respect to death benefit payment forms. The default election is to allow death benefits to be paid in any form permitted under the Plan for Participants. Please contact ACCG before signing the Adoption Agreement if you wish to change this election.
8. Section 8.05 Participant Consent to Distributions (p. 15) – The new Adoption Agreement includes an election to require cash-out of small accounts without the consent of the Participant or Beneficiary. The default election is not to mandate cash-outs of small accounts without the consent of the Participant or Beneficiary. If the Employer elects to require small account cash-outs without consent, the Employer must also elect the small account cash-out limit in Section 8.05 of the Adoption Agreement.

RESOLUTION OF
WALTON COUNTY, GEORGIA

WHEREAS, in 2001, the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the “Authority”) acquired an approximately 1,620-acre site located south of Interstate 20 in Morgan, Newton and Walton Counties to develop a research park referred to as Stanton Springs; and

WHEREAS, in 2021, the Authority acquired an additional 665.17 acres north of Interstate 20 in Walton County, Morgan County and the City of Social Circle to develop an extension of Stanton Springs called Stanton Springs North; and

WHEREAS, to successfully market and develop Stanton Springs and Stanton Springs North and thereby generate jobs and investment in the region, the Authority requires the discretion to designate the most appropriate service provider based on ability to serve, proximity and tenant preference; and

WHEREAS, in 2012 the Walton County Service Delivery Strategy was updated to designate the Authority as the service provider for Water Supply and Distribution and Wastewater Collection and Treatment in Stanton Springs; and

WHEREAS, in April 2021, the Authority entered into an Intergovernmental Contract with Social Circle regarding Stanton Springs North which authorizes the Authority to designate service providers within the portion of Stanton Springs within the City of Social Circle; and

WHEREAS, Walton County and its cities seek to amend Walton County’s 2019 Service Delivery Strategy as updated in 2020 to include the Authority’s discretionary rights to determine service providers within Stanton Springs and Stanton Springs North as they exist now and as they may be expanded in the future for the following services: Building Inspections, Code Enforcement, Economic Development Services, Emergency Medical Services, Fire Protection, Natural Gas, Planning and Zoning, Wastewater Collection and Treatment, and Water Supply and Distribution; and

WHEREAS, the City of Monroe passed a Resolution on March 2, 2021 limiting its sanitary sewer wastewater utility services of any kind to the corporate city limits of the City of Monroe, Georgia with the exception of any property that is outside the corporate city limits but is currently connected to the City’s sewer system, and a 24-month allowance for property that is outside the corporate city limits and has paid a Sewer System Capacity Recovery Fee through an executed Development Agreement to connect to and be served by the Sewer System; and

WHEREAS, the City of Loganville passed a Resolution on November 8, 2021 limiting its sanitary sewer wastewater utility services of any kind to the corporate city limits of the City of Loganville, Georgia with the exception of any property that is outside the corporate city limits but is currently connected to the City’s sewer system, and a 24-month allowance for property that is outside the corporate city limits and has paid a Sewer System Capacity Recovery Fee through an executed Development Agreement to connect to and be served by the Sewer System; and

WHEREAS, the City of Monroe and the City of Loganville seek to amend Walton County’s 2019 Service Delivery Strategy as updated in 2020 to include the City of Monroe, Georgia’s updated sanitary sewer service area as prescribed in the City of Monroe’s March 2, 2021 Resolution and the City of Loganville, Georgia’s updated sanitary sewer service area as prescribed in the City of Loganville’s November 8, 2021 Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walton County, Georgia, that the Walton County Board of Commissioners supports the amendment to the Walton County Service Delivery Strategy which designates the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County as the service provider within Stanton Springs and Stanton Springs North for: Building Inspections, Code Enforcement, Economic Development Services, Emergency Medical Services, Fire Protection, Natural Gas, Planning and Zoning, Wastewater Collection and Treatment, and Water Supply and Distribution. If the Authority expands Stanton Springs or Stanton Springs North by resolution incorporating additional land therein, the Authority's right to designate the service providers in the above-listed service areas shall extend therewith.

The County also consents to the amendment to the Walton County Service Delivery Strategy requested by the City of Monroe which incorporates the updates to the City of Monroe, Georgia's sanitary sewer wastewater utility service area included in the City of Monroe's March 2, 2021 Resolution and reflected in the updated forms and mapping to be included with the submission to the Georgia Department of Community Affairs.

The County also consents to the amendment to the Walton County Service Delivery Strategy requested by the City of Loganville which incorporates the updates to the City of Loganville, Georgia's sanitary sewer wastewater utility service area included in the City of Loganville's November 8, 2021 Resolution and reflected in the updated forms and mapping to be included with the submission to the Georgia Department of Community Affairs.

All other portions of the 2019 Walton County Service Delivery Strategy as amended in 2020 shall remain unchanged.

The Chairman is authorized to execute all appropriate documentation to carry out the intent of this Resolution.

This Resolution nullifies, supersedes and replaces the Resolutions adopted by the Board of Commissioners of Walton County, Georgia on November 2, 2021 and December 7, 2021 pertaining to amendments to the Walton County Service Delivery Strategy.

Walton County, GEORGIA

This ____ day of _____, 2021.

By: _____
David Thompson, Chairman

(SEAL)

Attest:

Walton County Clerk

**WALTON COUNTY, GEORGIA
RESOLUTION NUMBER ____**

**A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

A Resolution Approving
Local Redistricting Maps

WHEREAS, following the release of the 2020 United States Census data, Walton County wishes to revise its County districts in accordance with the findings of said Census; and

WHEREAS, O.C.G.A. Section 28-1-14.1 provides the procedures for the adoption of revised county district maps; and

WHEREAS, pursuant to O.C.G.A. Section 28-1-14.1(b)(2), Walton County obtained the sponsorship of State Representative Bruce Williamson in revising its County districts and provided approval for County staff to work with the Georgia Legislative and Congressional Reapportionment Office of the General Assembly in drawing the revised map; and

WHEREAS, pursuant to O.C.G.A. Section 28-1-14.1(b)(1), the Georgia Legislative and Congressional Reapportionment Office of the General Assembly has drawn a proposed revised map for Walton County attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the adoption of the map attached hereto as Exhibit "A" is in the best interest of Walton County, Georgia.

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners hereby approves the County redistricting map provided on Exhibit "A".

Adopted this 4th day of January, 2021.

David Thompson, Chairman
Walton County Board of Commissioners

Attest: _____
Rhonda Hawk, County Clerk
Walton County, Georgia

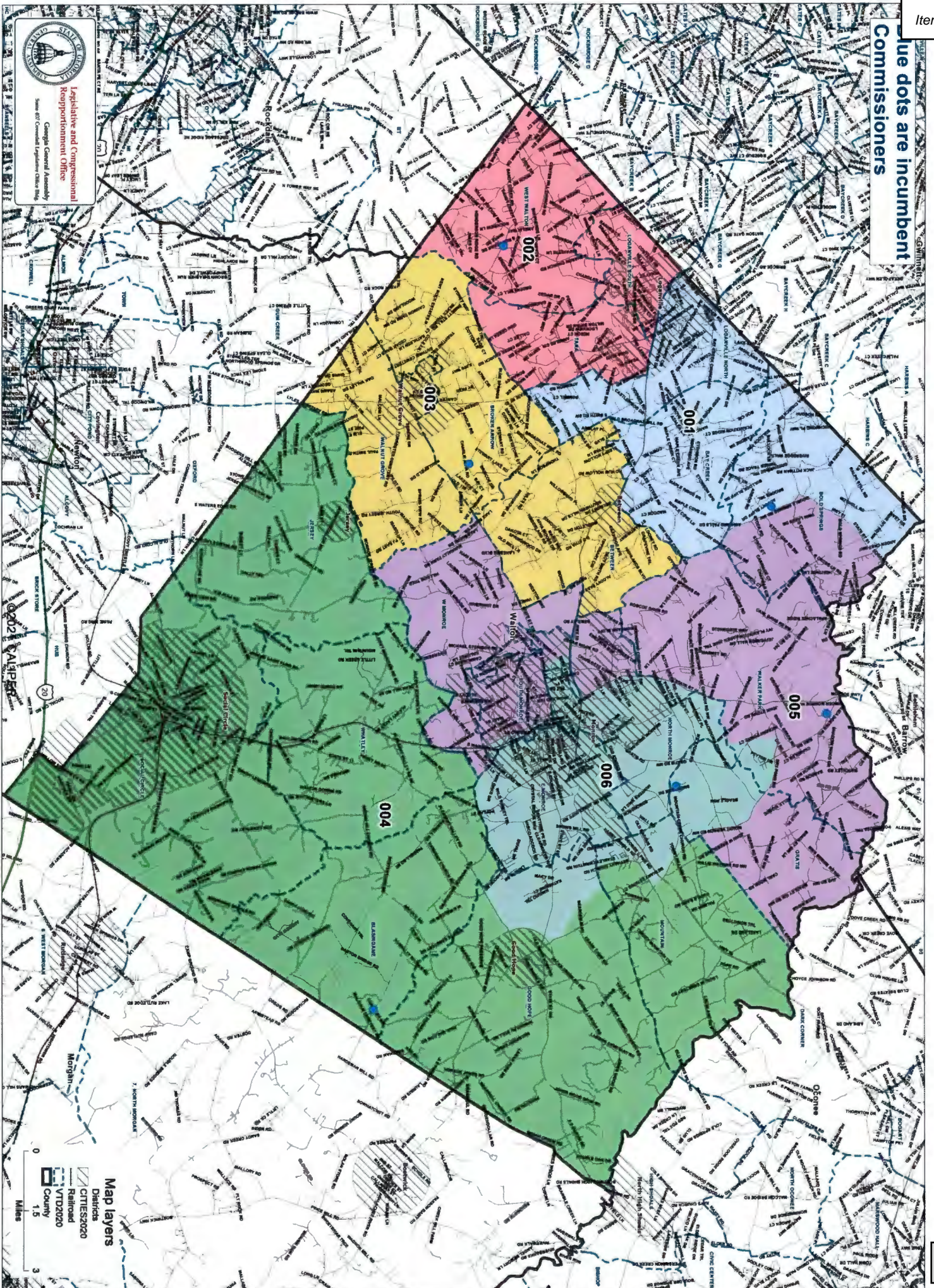
[COUNTY SEAL]

Exhibit "A"

Map

Blue dots are incumbent Commissioners

Draft- Walton County Commission Districts



Map layers

- Districts
- CITIES2020
- Railroad
- VTD2020
- County

0 1.5 3
Miles

Client: Walton
Plan: waltoncd
Type: Local

**WALTON COUNTY, GEORGIA
RESOLUTION NUMBER ____**

**A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

A Resolution Consenting to the Deannexation of
Certain Real Property from the City of Monroe, Georgia

WHEREAS, the owners of the property described and identified on Exhibit “A” attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

WHEREAS, the deannexation of this property is in the best interest of Walton County, Georgia.

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit “A” attached hereto, from the City of Monroe, Georgia.

Adopted this 4th day of January, 2021.

David Thompson, Chairman
Walton County Board of Commissioners

Attest: _____
Patrice Broughton, Asst. County Clerk
Walton County, Georgia

[COUNTY SEAL]

Exhibit "A"

Legal Description of the Property

LAND DESCRIPTION TRACT TWO

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

THENCE North 14 degrees 35 minutes 40 seconds West for a distance of 27.66 feet to a Point; THENCE North 33 degrees 39 minutes 27 seconds West for a distance of 20.98 feet to a Point; THENCE North 13 degrees 03 minutes 06 seconds West for a distance of 23.99 feet to a Point; THENCE North 22 degrees 23 minutes 51 seconds West for a distance of 17.76 feet to a Point; THENCE North 14 degrees 11 minutes 34 seconds West for a distance of 17.31 feet to a Point; THENCE North 18 degrees 43 minutes 04 seconds West for a distance of 24.35 feet to a Point; THENCE North 56 degrees 25 minutes 27 seconds West for a distance of 7.37 feet to a Point; THENCE North 69 degrees 37 minutes 15 seconds West for a distance of 7.35 feet to a Point; THENCE North 68 degrees 51 minutes 19 seconds West for a distance of 8.91 feet to a Point; THENCE North 40 degrees 05 minutes 39 seconds West for a distance of 4.88 feet to a Point; THENCE North 18 degrees 23 minutes 48 seconds East for a distance of 3.32 feet to a Point; THENCE North 47 degrees 47 minutes 52 seconds East for a distance of 11.13 feet to a Point; THENCE North 11 degrees 08 minutes 08 seconds West for a distance of 13.79 feet to a Point; THENCE North 26 degrees 57 minutes 16 seconds West for a distance of 23.89 feet to a Point; THENCE North 07 degrees 45 minutes 32 seconds West for a distance of 19.51 feet to a Point; THENCE North 12 degrees 41 minutes 48 seconds West for a distance of 27.80 feet to a Point; THENCE North 08 degrees 05 minutes 53 seconds West for a distance of 16.11 feet to a Point; THENCE North 32 degrees 59 minutes 09 seconds West for a distance of 19.20 feet to a Point; THENCE North 02 degrees 28 minutes 35 seconds West for a distance of 22.54 feet to a Point; THENCE North 19 degrees 59 minutes 08 seconds West for a distance of 18.23 feet to a Point; THENCE North 24 degrees 32 minutes 21 seconds West for a distance of 22.63 feet to a Point; THENCE North 15 degrees 16 minutes 05 seconds West for a distance of 21.82 feet to a Point; THENCE North 08 degrees 46 minutes 33 seconds West for a distance of 23.26 feet to a Point; THENCE North 19 degrees 38 minutes 52 seconds West for a distance of 31.95 feet to a Point; THENCE North 17 degrees 51 minutes 14 seconds West for a distance of 26.19 feet to a Point; THENCE North 21 degrees 45 minutes 44 seconds West for a distance of 50.61 feet to a Point; THENCE North 11 degrees 02 minutes 54 seconds West for a distance of 41.51 feet to a Point; THENCE North 18 degrees 33 minutes 32 seconds West for a distance of 31.99 feet to a Point; THENCE North 16 degrees 20 minutes 37 seconds West for a distance of 29.31 feet to a Point; THENCE North 21 degrees 38 minutes 30 seconds West for a distance of 26.18 feet to a Point; THENCE North 08 degrees 09 minutes 49 seconds West for a distance of 31.32 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 17.223 Acres.

Walton County Department Agenda Request

Item 9.1.

Department Name: Magistrate Court

Department Head or Representative: Judge Burke

Meeting Date Request: January 4, 2022

Has this topic been discussed at past meetings? No

If so, when? N/A

Topic: Magistrate Court Associate Judge Supplement

Wording for Agenda: Additional funds requested for new supplement

This Request: Informational Purposes Only

Needs Action by Commissioners

What action are you seeking from the Commissioners?

Approval of additional funds for a new supplement added to current employee's Associate Judge appointment.

Department Comments/Recommendation:

Continued rise in cases, additional Associate Judge needed.

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? No

Budget information attached? Loaded Labor Rate Calculations Attached

Comments: Please see attached letter from Judge Burke.

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Associate Magistrates
DONNA PARKER
TAMMY BURNETTE
KEVIN MORRIS

Walton County Magistrate Court

Chief Magistrate Mike Burke

Deputy Clerks
TONYA NOLAN
ANDREA SARGENT
MAGGIE BARTON
KATY GIBSON
JENNIFER STOREY

December 14, 2021

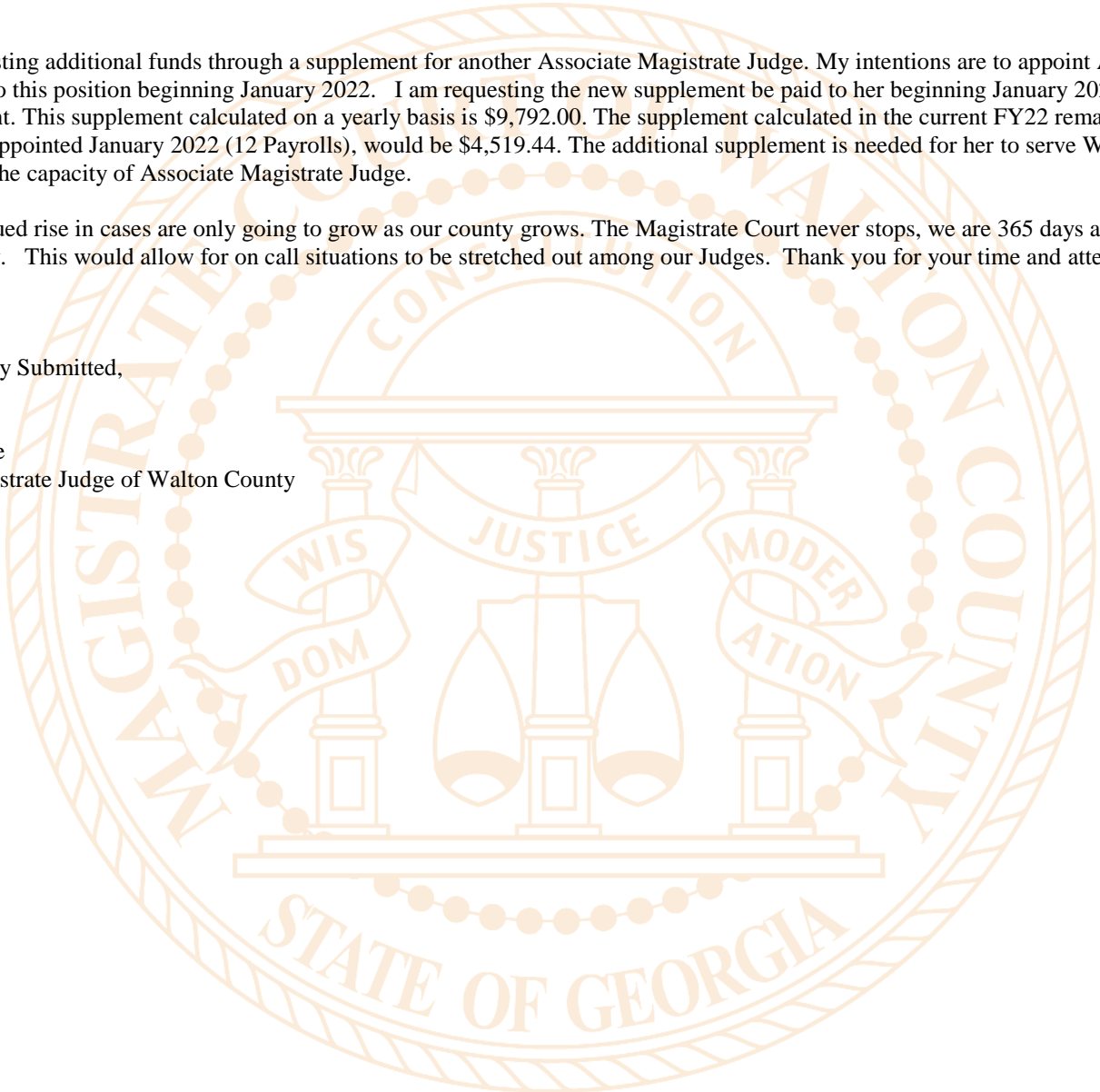
Re: Additional Supplement for Associate Magistrate Judge

I am requesting additional funds through a supplement for another Associate Magistrate Judge. My intentions are to appoint Andrea Sargent into this position beginning January 2022. I am requesting the new supplement be paid to her beginning January 2022 upon appointment. This supplement calculated on a yearly basis is \$9,792.00. The supplement calculated in the current FY22 remaining budget, if appointed January 2022 (12 Payrolls), would be \$4,519.44. The additional supplement is needed for her to serve Walton County in the capacity of Associate Magistrate Judge.

The continued rise in cases are only going to grow as our county grows. The Magistrate Court never stops, we are 365 days a year, 24 hours a day. This would allow for on call situations to be stretched out among our Judges. Thank you for your time and attention in this matter.

Respectfully Submitted,

Mike Burke
Chief Magistrate Judge of Walton County



Loaded Labor Rate - Supplement

**Magistrate Court
Magistrate Supplement/35SU
Appointed Position - January 2022**

Description	Cost	Pay Rate
Annual Supplement (26 Payrolls)	\$9,792.00	\$376.62
FICA (7.65% of Salary)	\$749.09	\$28.81
Work Comp (.47% of Salary)	\$46.02	\$1.77
Unemployment Insurance (.17% of Salary)	\$16.65	\$0.64
Insurance (Family)	N/A	N/A
2004 DBP Retirement (5% of Salary)	\$489.60	\$18.83
401-A Retirement (2% of Salary)	\$195.84	\$7.53
401-A Retirement (2-3% Additional Match)	\$293.76	\$11.30
Total Annual	\$11,582.96	\$445.50

Description	Cost	Pay Rate
Supplement Remaining FY22 Budget If Appointed January 2022 (12 Payrolls)	\$4,519.44	\$376.62
FICA (7.65% of Salary)	\$345.74	\$28.81
Work Comp (.47% of Salary)	\$21.24	\$1.77
Unemployment Insurance (.17% of Salary)	\$7.68	\$0.64
Insurance (Family)	N/A	N/A
2004 DBP Retirement (5% of Salary)	\$225.97	\$18.83
401-A Retirement (2% of Salary)	\$90.39	\$7.53
401-A Retirement (2-3% Additional Match)	\$135.58	\$11.30
Total Remaining FY22 Budget	\$5,346.05	\$445.50

The above calculations are estimates only and may not represent actual final totals.

Walton County Department Agenda Request

Item 9.2.

Department Name: Sheriff's Office, Court Services

Department Head or Representative: Sheriff Chapman and Tammy Kirk

Meeting Date Request: January 4, 2022

Has this topic been discussed at past meetings? No

If so, when? N/A

Topic: Request for additional staff

Wording for Agenda: Request for additional staff

This Request: Informational Purposes Only

Needs Action by Commissioners

What action are you seeking from the Commissioners?

Approval of 4 new staff members for the Court Services Division.
2 Temporary Deputy Sheriffs and 2 Full-Time Senior Deputy Sheriffs

Department Comments/Recommendation:

Security audit revealed the need of additional staff.

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? No

Budget information attached? Loaded Labor Rate calculations attached.

Comments:

Please see memo from Tammy Kirk.

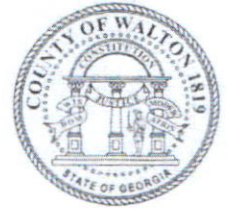
Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



SHERIFF JOE CHAPMAN
WALTON COUNTY SHERIFF'S OFFICE
1425 South Madison Avenue, Monroe, Georgia 30655
Office (770) 267-6557
Fax (770) 267-1500



To: Melissia Rusk
 Human Resources Director

From: Tammy Kirk
 Business Manager

Re: Request for additional staff

Date: December 15, 2021

The Sheriff's Office is requesting additional staff. We are requesting a total of four new staff members for the Civil Services Division.:

Two new Deputy Sheriff Seniors to operate the newly installed x-ray machine at the backdoor employee entrance. The security audit we had at the Government Building showed the back entrance as a weakness.

Two Temporary Deputy Sheriff to cover security at the old courthouse.

If you have any questions please do not hesitate to contact me.



Walton County Board of Commissioners Staffing Requisition Form

Please complete a separate requisition for each new/additional position request. Submit completed forms to the HR Director for processing.

Department: WCSO-Civil Request Date: 12/15/21

- Request for an addition to current staff (if requested title is not within the current classification plan, a job questionnaire must be completed and submitted along with this form.)
- Request for a position reclassification (if requested title is not within the current classification plan, a job questionnaire must be completed and submitted along with this form.)
- Request to fill existing position
- Request to fill newly approved and classified position

Position Title Requested Deputy Senior Job Class Code: 3315
(for additions or reclassifications only):

of Positions Requested: 2 Pay Grade: 17 Hourly Rate/ Annual Salary: \$21.88 / \$47,783.90

If this request is to replace or reclassify a position, what is the current job title?

Formerly/Currently Occupied By? _____ Date vacated (if applicable): _____

This position will be: Full-time Part-time Temporary

If part-time, how many hours per week? _____

If temporary, how many annual hours (1500 annual max)? _____

Date position needed: ASAP

Please advertise: Internal Only Internal & External

Comments:
Run until filled

Tammy Kirk 12/15/21
Department Head Signature Date

HR USE ONLY:
Date processed in HR: _____ Position Control Reviewed: _____
initials

Human Resources Approval: _____ Date _____
Signature of HR Director or Assistant HR Director

Loaded Labor Rate - 2184 Annual Working Hours

Sheriff's Office, Court Services
Senior Deputy Sheriff
Pay Grade: 17

Description	Cost	Pay Rate
Salary	\$47,783.90	\$21.88
FICA - SSA & Medicare (7.65% of Salary)	\$3,655.47	\$1.67
Work Comp (3.86% of Salary)	\$1,844.46	\$0.84
Unemployment Insurance (.17% of Salary)	\$81.23	\$0.04
Insurance	\$10,686.00	\$4.89
2004 DBP Retirement (5% of Salary)	\$2,389.20	\$1.09
401-A Retirement (2% of Salary)	\$955.68	\$0.44
401-A Retirement (2-3% Additional Match)	\$1,433.52	\$0.66
Total Per Employee	\$68,829.45	\$31.52
Requesting 2 Employees:	\$137,658.90	

The above calculations are estimates only and may not represent actual final totals.



Walton County Board of Commissioners Staffing Requisition Form

Please complete a separate requisition for each new/additional position request. Submit completed forms to the HR Director for processing.

Department: WCSO- Civil Request Date: 12/15/21

- Request for an addition to current staff (if requested title is not within the current classification plan, a job questionnaire must be completed and submitted along with this form.)
- Request for a position reclassification (if requested title is not within the current classification plan, a job questionnaire must be completed and submitted along with this form.)
- Request to fill existing position
- Request to fill newly approved and classified position

Position Title Requested Temporary Deputy Sheriff Job Class Code: TEMS
(for additions or reclassifications only):

of Positions Requested: 2 Pay Grade: _____ Hourly Rate/ Annual Salary: \$20.82

If this request is to replace or reclassify a position, what is the current job title? _____

Formerly/Currently Occupied By? _____ Date vacated (if applicable): _____

This position will be: Full-time Part-time Temporary

If part-time, how many hours per week? _____

If temporary, how many annual hours (1500 annual max)? 1500

Date position needed: ASAP

Please advertise: Internal Only Internal & External

Comments:
Run until filled

Tammy Kirk 12/15/21
Department Head Signature Date

HR USE ONLY:
Date processed in HR: _____ Position Control Reviewed: _____
initials

Human Resources Approval: _____ Date
Signature of HR Director or Assistant HR Director

Loaded Labor Rate - 1500 Annual Working Hours

**Sheriff's Office, Court Services
Temporary Deputy Sheriff**

Description	Cost	Pay Rate
Salary	\$31,230.00	\$20.82
FICA - SSA & Medicare (7.65% of Salary)	\$2,389.10	\$1.59
Work Comp (3.86% of Salary)	\$1,205.48	\$0.80
Unemployment Insurance (.17% of Salary)	\$53.09	\$0.04
Insurance	\$0.00	\$0.00
2004 DBP Retirement (5% of Salary)	\$0.00	\$0.00
401-A Retirement (2% of Salary)	\$0.00	\$0.00
401-A Retirement (2-3% Additional Match)	\$0.00	\$0.00
Total Per Employee	\$34,877.66	\$23.25
Requesting 2 Employees:	\$69,755.33	

The above calculations are estimates only and may not represent actual final totals.

ATKINSON | FERGUSON_{LLC}

Charles M. Ferguson, Jr.
Email: cferguson@atkinsonferguson.com

ATTORNEYS AT LAW
118 COURT STREET
MONROE, GA 30655

p (770) 267-3000
f (770) 267-6200
atkinsonferguson.com

December 28, 2021

VIA HAND DELIVERY

David Thompson, Chairman
Walton County Board of Commissioners
111 S. Broad Street
Monroe, GA 30655

**Re: Renewal of Legal Services Agreement between Atkinson Ferguson, LLC and
Walton County Board of Commissioners**

Dear Chairman Thompson:

Per our recent conversations, this letter is intended to serve as a renewal of the Legal Services Agreement (“Agreement”) between our firm and the Walton County Board of Commissioners. This Agreement is intended to govern the period from January 1, 2022 through December 31, 2022. The terms of this Agreement shall be the same as those set forth in our letter dated January 27, 2021, which letter is incorporated herein by reference. We understand that this Agreement will be presented to the Board of Commissioners for approval in connection with our firm’s reappointment as County Attorney at the January 4, 2022 meeting.

Thank you and the Board of Commissioners for the continued opportunity to serve the County.

Best regards,

ATKINSON | FERGUSON, LLC


Charles M. Ferguson, Jr.

Agreed to by:

Walton County Board of Commissioners

By: _____
David Thompson
Chairman

Attest: _____
Rhonda Hawk
County Clerk

[COUNTY SEAL]