



# BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, November 05, 2024 at 6:00 PM

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

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

## AGENDA

### 1. PRESENTATIONS

- 1.1. GRPA State Cross Country Team
- 1.2. Retirement Recognition - Dennis GamaDamis

### 2. MEETING OPENING

- 2.1. Pledge of Allegiance & Invocation
- 2.2. Call to Order
- 2.3. Roll Call

### 3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions

### 4. DISCUSSION

- 4.1. County Manager's Report/Update  
Equipment/Personnel - New Jail

### 5. PROCLAMATIONS

- 5.1. Poppy Day - November 11, 2024

### 6. PLANNING COMMISSION RECOMMENDATIONS - Amendments with changes as a result of the work session are in bold.

- 6.1. OA24060019-1 - Approval with changes: Amendment #1 Section 9-1-100, Street Classification and Right-of-Way Requirement

*Planning Commission Recommended Change - regarding emergency situations.*

- 6.2. OA24060019-2 - Approval with changes: Amendment #2 Section 1-1-170, Relationship to Comprehensive Plan

*Planning Commission Recommended Changes - Land Use Amendments will not be required if the zoning district does not match the land use map.*

*Work Session Recommended Changes - Leave requirement for land use amendments if the zoning district does not match the land use map.*

- 6.3.** OA24060019-3 - Approval of Amendment #3 Section 4-2-120, Open Space Conservation Development Overlay District (OSC)

- 6.4.** **OA24060019-4 - Approval with changes: Amendment #4 Section 4-2-120, Open Space Conservation Development Overlay District (OSC), General Design Standards**

*Planning Commission Recommended Changes: Amenities if 100 or more lot subdivision.*

*Work Session Recommended Changes - Amenities on 75 or more lot subdivision. Developers are encouraged to provide an open space strip of at least 20' along the perimeter of the development.*

- 6.5.** **OA24060019-5 - Approval with changes: Amendment #5 Section 11-6-110, Definitions Litter Control**

*Planning Commission Recommended Changes: Add the words "or demolished".*

*Work Session Recommended Changes - Delete the words "sand and gravel" from the definition of litter.*

- 6.6.** OA24060019-6 - Approval of Amendment #6 Section 2-1-100, Residential Care Facility

- 6.7.** **OA24060019-7 - Forwarded this Amendment to the Board of Commissioners with no recommendations - Amendment #7 Section 2-1-100, Agricultural Resource Reclamation**

*Work Session Recommended Changes - Add Department of Agriculture as a compliance authority, and add "no soil amendments may be applied within 100 feet of a water source or an adjoining property line.*

- 6.8.** OA24060019-8 - Approval of Amendment #8 Section 2-1-100, Definitions Automotive, Major Repair and Maintenance

- 6.9.** **OA24060019-9 - Approval of Amendment #9 Section 6-1-610, Outdoor Storage of Commercial Vehicles (20)**

*Work Session Recommended Changes - Change requirement for "paved" parking area to "all storage areas shall have and maintain 5 inches of #57 stone with 3 inches of crusher run, and provide a commercial driveway 50' in length.*

- 6.10.** OA24060019-10 - Approval of Amendment #10 Section 7-1-100, General Requirements Off-Street Automobile Parking

**6.11. OA24060019-11 - Approval with changes: Amendment #11 Section 6-1-110, Airstrip, Private (9)**

*Planning Commission Recommended Changes: Add helipad with helipad to be 5 acres or more and airstrips to be 50 acres or more.*

*Work Session Recommended Changes - Amend length of runway "fixed-wing aircraft shall be at least 1,200 feet long". Remove "No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time. Amend required acreage to read: The airstrip facility shall be located on a minimum lot size of 20 acres and a helipad on a minimum 5 acres. Add "All existing landing strip and helipads currently in operation shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as Legal Non-Conforming uses. This registration for licensing must be submitted prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.*

**6.12. OA24060019-12 - Approval of Amendment #12 Section 170, Zoning Classification of De-Annexed Property**

**6.13. OA24060019-13 - Approval with changes: Amendment #13 Section 6-1-\_\_\_\_\_, Golf Courses**

*Planning Commission Recommended Changes: Approve with comments added by the Director and that a site plan be submitted with request*

**6.14. OA24060019-14 - Approval of Amendment #14 Section 6-1-\_\_\_\_\_, Fences and Retaining Walls**

**6.15. OA24060019-15 - Approval of Amendment #15 Section 10-2-120, Public Water Systems**

**6.16. OA24060019-16 - Approval Amendment #16 Section 6-1-360, Flag Lot**

**6.17. OA24060019-17 - Approval of Amendment #17 Section 8-1-120, Developments of Regional Impact**

**6.18. OA24060019-18 - Approval of Amendment #18 Section 6-1-120, Amphitheater/Stadium/Concert Hall (18)**

**6.19. OA24060019-19 - Approval of Amendment #19 Section 2-1-100, Definition of Abandoned "Junk" Vehicle and Section 7-2-150, Guidelines Regarding Abandoned or "Junk" Vehicles**

*Planning Commission Recommended Changes: Add guidelines to enforce removal of junk vehicles in the right of way more than 7 days.*

**6.20. OA24060019-20 - Approval of Amendment #20 Section 4-2-110, 2400 Residential Overlay District**

**6.21. OA24060019-21 - Approval of Amendment #21-Section 6-1-520, Manufactured Home (2)**

- 6.22.** Approval with conditions - Z24080001 - Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company - Applicants/Owners: Michael & Stephanie Holbrook - Property located at 720 & 740 Cannon Farm Rd./Map/Parcels C0300204 & 203 - District 3

*Conditions: Fencing and landscaping as discussed by applicant.*

- 6.23.** Approval with conditions - CU24090002 - Conditional use on 29.51 acres for outdoor storage - Applicant/Owner: John McGaha - Property located on 1841 Hwy. 11 & John Deere Rd. - Map/Parcel C0880029 - District 6

*Conditions: Fence area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced and explore secondary entry point and no entry off John Deere Rd.*

## **7. PLANNING & DEVELOPMENT**

- 7.1.** Deannexation Request - City of Monroe - Hwy. 78

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

- 8.1.** Approval of October 1, 2024 Meeting Minutes
- 8.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 8.3.** GDOT LMIG Application - FY2025
- 8.4.** Collection Services Agreement - Credit Bureau Associates - EMS
- 8.5.** Amendment to Build Agreement - Windstream - State Local Fiscal Recovery Fund (SLFRF)

## **9. FINANCE**

- 9.1.** Vacation Buy Back Request
- 9.2.** Resolution - FY25 Budget Amendment

## **10. APPOINTMENTS**

- 10.1.** W. H. Stanton Memorial Library - Board of Trustees
- 10.2.** Planning Commission - District 2

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

**12. ANNOUNCEMENTS****13. EXECUTIVE SESSION****14. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1301 at least 48 hours prior to the meeting and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete a Public Comment Form and return it to the County Clerk no later than 4:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form. The form can be found on our website.

For more information, please contact Rhonda Hawk.



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



October 24, 2024

To: John Ward

Reference: Agenda Submittal One, New Facility Personnel and Equipment request

Mr. Ward,

The attached table, (page 2), reflects the first submittal for initial personnel and equipment for the new jail project. The funding is requested for January 1, 2025. We anticipate an additional amendment request for personnel in March 2025. The radio portion includes the hardware and an additional increase in service agreement costs. Director Williams will facilitate the radio transaction from the 911 budget.

Regards,

A handwritten signature in black ink, appearing to read "S. Whisnant".

Major Scott Whisnant

	Position	Loaded Labor Rate
1	Lieutenant	\$101,015.35
1	Sergeant	\$90,184.39
2	Corporal	\$173,832.58
1	HR Coordinator	\$73,968.73
20	Detention Officer	\$1,455,829.60
	<b>Employee Cost</b>	<b>\$1,894,830.65</b>
	Small Equipment	\$229,500.00
	Taser	\$225,000.00
	<b>Equipment Cost</b>	<b>\$454,500.00</b>
	APXN70 Radios	\$590,516.75
	Service agreement	\$21,509.14

**PROCLAMATION  
POPPY DAY**

WHEREAS, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers;

WHEREAS, Millions who have answered the call to arms have died on the field of battle;

WHEREAS, A nation at peace must be reminded of the price of war and the debt owed to those who have died in war;

WHEREAS, The red poppy has been designated as a symbol of sacrifice of lives in all wars; and

WHEREAS, The American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower; and

WHEREAS, Moina Belle Michael, who conceived the idea of using poppies as a symbol of remembrance, was born in Walton County in 1869,

THEREFORE, I David G. Thompson, Chairman of Walton County Board of Commissioners, do hereby proclaim the 11th day of November, 2024, as POPPY DAY and ask that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on this day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of Walton County this 5th day of November, 2024.

\_\_\_\_\_  
David G. Thompson, Chairman  
Walton Co. Board of Commissioners



Amendment #1 Amend Article 9 to define objects allowed or disallowed within the county right-of-way. This amendment covers existing structures as well as the removal of those existing structures by Public Works. This amendment defines objects allowed in the right of way which are driveways and mailboxes and adds guidelines for each. (Brick mailboxes are only allowed on interior streets of subdivisions where the speed limit is less) This revision also lists items that aren't allowed in the right of way and gives Public works the authority to remove the objects with or without notice. The Planning Commission recommended that we add wording to clarify that objects may be removed from the right of way without notice in an emergency situation.

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**Section 9-1-100 Street Classification and Right-of-Way Requirements**

D. Clear Zone Requirements

~~No private structures, walls, brick mailboxes, statues, monuments, trees, shrubbery or other objectionable objects shall be erected, constructed or planted within the public right of way. All such structures or objects shall be removed from the public right of way, by and at the sole expense of the owner within fourteen (14) days of notification by the Department. After a period of fourteen (14) days from the initial notification, said structure or object shall be removed and disposed of by Walton County and the owner shall be liable for removal and disposal costs. Exempt are decorative or masonry mailboxes located on interior streets of subdivisions.~~

Replace with:

It shall be unlawful for any person to encroach upon any part of any County right-of-way or Prescriptive Right-of-way. No building, structure, service area, or required off-street parking or loading facilities, except driveways, shall be permitted to encroach on County rights-of-way. The County shall owe no compensation for the removal of illegal encroachments or obstructions.

“Encroachments” means any building, structure, or vehicle, or other object or thing (including but not limited to mailboxes, signs, cars, gates, walls, sprinkler systems, trees, posts, etc.) which is located within the right-of-way. “Encroach” means to be within the right-of-way.

“Right-of-way” means any right-of-way that has been accepted by Walton County into the County Road system, and such term includes the full width of the right-of-way, and not just width of the pavement. Such a term also includes rights-of-way acquired by prescriptive easement, or pursuant to O.C.G.A. § 44-5-163 or O.C.G.A. § 32-3-3, or any other means.

Permitted Encroachments

A. Driveways. Driveways (including paved, masonry, asphalt, etc.) are permitted to encroach on the right of way. A driveway permit shall be required, and the lot owner shall secure permission for any new driveway from the Planning and Development Department. Driveways must meet sight distance requirements of the Walton County Comprehensive Land Development Ordinances and Appendixes and must be constructed in compliance with County requirements for stormwater drainage/piping.

B. Mailbox Support Structures. The County permits limited encroachment of the right-of- way for mailbox support structures, which meet the following standards:

- 1. The use of massive mailbox support structures that, when struck, could damage vehicles and

Amendment #1 Amend Article 9 to define objects allowed or disallowed within the county right-of-way. This amendment covers existing structures as well as the removal of those existing structures by Public Works. This amendment defines objects allowed in the right of way which are driveways and mailboxes and adds guidelines for each. (Brick mailboxes are only allowed on interior streets of subdivisions where the speed limit is less) This revision also lists items that aren't allowed in the right of way and gives Public works the authority to remove the objects with or without notice.

The Planning Commission recommended that we add wording to clarify that objects may be removed from the right of way without notice in an emergency situation.

cause serious injury to vehicle occupants are prohibited. Heavy metal posts, concrete posts, brick bases, and miscellaneous items such as farm equipment or supports filled with concrete are also prohibited and cannot be used for mailbox supports.

- 2. Acceptable mailbox supports include: a) a single 4-inch by 4-inch or 4 inch diameter wooden post; b) a metal post with strength no greater than a 2 inch diameter standard strength steel hollow pipe; or c) other support of no greater strength, as approved by the Public Works Department, as in accordance with the standards of the AASHTO Roadway Design Guidelines for mailbox structures, which are incorporated herein by reference. In the event the property owner has any question as to whether the proposed mailbox support will be permitted, the Public Works Department should be consulted.
  
- 3. Mailbox supports must be embedded no more than 24" into the ground. A metal post shall not be fitted with an anchor plate, but it may have an anti-twist device that extends no more than 10" below the ground surface.
  
- 4. Mailboxes. The post-to-box attachment details should be of sufficient strength to prevent the box from separating from the post top if a vehicle strikes the installation. The mailbox itself should be of lightweight steel, wood, or plastic/composite construction, and meeting U.S. Postal Service regulations.

Exemptions

- 1. Decorative or masonry mailboxes located on interior streets of subdivisions.

Non-Conforming Encroachments

- A. All encroachments pre-existing the date of adoption of this Ordinance may remain as non-conforming encroachments, unless and until removal is ordered by the Public Works Department Head, for utility work, road work or other work necessitating access to the right-of-way. For pre-existing encroachments, the County shall give 30 days' notice of removal (unless the encroachment presents a safety hazard).
  
- B. Any structure pre-existing the Ordinance which is damaged or removed shall not be replaced in kind and must be replaced in accordance with the requirements of the Ordinance.
  
- C. The County shall owe no compensation for removal of non-conforming encroachments.

Administration and Enforcement

Amendment #1 Amend Article 9 to define objects allowed or disallowed within the county right-of-way. This amendment covers existing structures as well as the removal of those existing structures by Public Works. This amendment defines objects allowed in the right of way which are driveways and mailboxes and adds guidelines for each. (Brick mailboxes are only allowed on interior streets of subdivisions where the speed limit is less) This revision also lists items that aren't allowed in the right of way and gives Public works the authority to remove the objects with or without notice.

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A. Administration. This Ordinance shall be administered by the Planning and Development Department and the Public Works Department. The appeal of any decision by the Public Works Department shall be to the Walton County Board of Appeals.

B. Enforcement Powers. The Planning and Development Department, Public Works Department, and the County Sheriff are empowered to enforce this Ordinance. The foregoing shall be empowered to issue citations, seek other civil relief, or issue stop work orders for violations of this Ordinance. Any person, firm, partnership, corporation, or other legal entity who shall do anything prohibited by this Ordinance as the same exists or as it may hereafter be amended, or which shall fail to do anything required by this Ordinance as the same exists or as it may hereafter be amended shall be subject to an enforcement action.

C. Right of Removal. **In an emergency situation** The Public Works Department shall have the authority to remove without notice any encroachment or obstruction of the right-of-way. The Public Works Department shall also have the authority to issue a notice of removal to property owners giving them up to 30 days to remove an unpermitted encroachment.

Amendment #2 Amend Article 1 “Relationship to Comprehensive Plan” to better clarify the “character area map” is to be used as a guide in establishing zoning.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

**Section 1-1-170 Relationship to Comprehensive Plan**

**A. Land Use Role of the Comprehensive Plan**

~~The Comprehensive Plan is hereby established as the official policy of the County concerning designated character areas, under which the unincorporated areas of Walton County are divided into character area categories as shown in Section B.~~

**A. Land Use Role of the Comprehensive Plan.** The Comprehensive Plan of Walton County consisting of its Future Development (character area) Map and related policies, as may be amended from time to time, is hereby established as the official policy of the County concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property shall be zoned in the unincorporated area of the County.

~~**B. Relationship Between Character Area Categories and Zoning Districts**~~

~~The Comprehensive Plan does not change the existing zoning districts in the County, does not effectuate an amendment to the official zoning maps, and does not itself permit or prohibit any existing land uses.~~

~~The zoning districts that are permitted within each character area category shall be restricted to the following:~~

**B. Relationship between Comprehensive Plan and Zoning.** The Comprehensive Plan does not change the existing zoning districts in the County and does not effectuate an amendment to the County Zoning Maps. The Plan establishes a broad planning policy for current and future land uses and should be consulted as a guideline for making decisions about applications to amend the County Zoning Maps and text of the Land Development Ordinance.

The zoning districts that are permitted within each character area category shall be as follows:

Character Area	Description of Character Area	Zoning Allowed	Appropriate Land Uses
Conservation	Undeveloped land to be limited from development pressures due to sensitive environmental conditions and natural resource protection	A, A1, A2, (OSC), (GS)	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation

Amendment #2 Amend Article 1 “Relationship to Comprehensive Plan” to better clarify the “character area map” is to be used as a guide in establishing zoning.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

Rural Residential and Agriculture	Undeveloped land likely to face development pressures for low-density residential land	A, A1, A2, MHP, (OSC), (GS)	Residential, Agriculture, Public, Outdoor Recreation
Suburban	Planned to accommodate the majority of new residential growth	A, A1, A2, R1, MHP, B1, (OSC), (GS)	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Neighborhood Residential	Traditional residential development with neighborhood-scale businesses located throughout	A, (R1), (R2), (R3), O-I, (TC), B1, B2,	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space.	R1, R2, R3, B1, O-I, TC	Mixed-use, Residential, Public, General Recreation, (Rec Sports and Outdoor Rec) Office, Commercial
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B1, B2, B3, OI, M1, M2, MUBP, SSBP	Commercial, Office, Industry
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture

- C. Compatibility of the Comprehensive Land Use Plan character areas and Residential Dwelling Unit Density  
 A residential zoning district that allows a greater dwelling unit density than is normally permitted within a given character area category may be established within such character area category only if the zoning is conditioned so as to limit the allowable density of dwelling units to the maximum permitted by the character area category.

D.—~~Remove:~~ Conformity of the Zoning Maps with the Comprehensive Land Use Plan

Amendment #2 Amend Article 1 “Relationship to Comprehensive Plan” to better clarify the “character area map” is to be used as a guide in establishing zoning.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

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**Within the various character area categories described in this Article and shown on the comprehensive plan, no amendment to the official zoning maps shall permit a use except in accordance with the uses permitted in the comprehensive plan character area category applicable to the property to which the proposed zoning map amendment applies. Amendments to the official zoning maps that permit uses associated with a less intensive zoning category are permitted.**

Amendment #3

Amend Article 4.2. 120.B.8 to change the open space regulations in the OSC. The purpose of this amendment is to remove the requirement that no more than 50% of the open space may be in land that is in a floodplain, wetlands, utility easement, slopes greater than twenty-five (25%) or other non-buildable land. This is being proposed to protect environmentally sensitive areas. This in no way discourages amenities in open space such as pools or pickle ball courts, etc. as they would not be allowed to be built in those areas.

There was some discussion among the Planning Commission members regarding this amendment but they voted to approve it as is.

**Section 4-2-120 Open Space Conservation Development Overlay District (OSC)**

- 8. Open Space
  - a. Required open space: It is the intent of these regulations that open space not be subdivided not divided and comprised of contiguous ~~buildable and non-buildable~~ lands. Land so designated as open space shall be in a location and configuration that relates to the ultimate purpose of the open space (i.e., outdoor recreation, landscape protection, habitat protection, etc.) Development should be designed around these natural features.
  - b. Not less than twenty-five percent (25%) of the total area of the tract of land to be developed, as an OSC Development shall be dedicated as open space.
  - ~~c. No more than fifty percent (50%) of the required open space may be in land that is located in a floodplain, wetlands, utility easements, slopes greater than twenty five percent (25%) or other non-buildable land.~~
  - d. Fifty percent (50%) of the required open space shall contain or provide minimum thirty (30) tree density units per acre, as defined Section 12-2-100.

Amendment #4 Amend Section 4-2-120 B.2 and 3- Delete paragraph 2 due to conflict with county guidelines for buffers which are 75’ as a minimum, and in areas that are in a watershed protection area the buffers are increased to 150’. In paragraph 3 the word “transitional” is being removed due to conflict with the definition of transitional buffer which is to separate dissimilar uses such as commercial and residential. Also buffers provided in the required setback would be a part of the lot and not open space.

The main purpose of this amendment is to ensure that citizens realize exactly what the buffer around the perimeter is and what can be done in the buffer area. Septic systems and drain lines are currently allowed in these buffers and a property owner should have some discretion in maintaining their yard. When residents beside a proposed subdivision hear the word buffer, they automatically think nothing can be touched within this area. They are allowed to keep their property cleaned out and manicured to the property line, but they feel these new lots should not be able to touch that 50’. The revision states that in the buffer area the natural topography should be preserved, and existing growth can’t be disturbed except where necessary to remove dead or diseased trees and undergrowth which is hand clearing with no equipment. We have made provisions in the code as well so that if grading needs to be done within the buffer that a plan must be submitted and reviewed which shows what areas will be disturbed and the means to re-establishment of the buffer which will be approved by the department.

There was some discussion about requiring a certain amount of open space around the entire perimeter of a development. There was also discussion about requiring amenities such as pools, club houses, pickle ball courts or walking trails on developments of a certain size.

The Planning Commission recommended approval of the amendment with the addition that amenities be required in all OSC subdivisions with 100 lots or more.

10-14-24 Word Session comments: Add- “developers are encouraged to provide an open space strip of at least 20’ along the perimeter of the development.” AND Add- “Developments of 75 lots or more will be required to provide amenities such as a club house, pickle ball courts, walking trails, etc.”

**Section 4-2-120 Open Space Conservation Development Overlay District (OSC)**

**B. General Design Standards**

- 2. The development shall maintain or create a buffer of natural vegetation of at least fifty (50) feet in width adjacent to perennial streams, surface waters and wetlands.
- 3. A 100-foot non-buildable buffer is required along the road frontage of existing streets to screen homes from the existing public road. A 50-foot transitional buffer is required around the perimeter except where property abuts a residential subdivision. ~~If the buffer is provided within the required setback it shall not be included in the required open space.~~
- 2. A 100-foot non-buildable buffer is required along the road frontage of existing streets to screen homes from the existing public road. A 50-foot buffer is required around the perimeter except where property abuts a residential subdivision in the A1, A2 and R1 zoning districts. Within these buffers, the natural topography of the land shall be preserved, and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth; to enhance the buffer with additional landscaping; to prevent or control erosion; or for septic repair and/or drain lines **or utility encroachments**. If grading is required in the buffer area, a site plan providing details of disturbance and re-establishment of the buffer shall be provided and approved by the department.  
  
Developers are encouraged to provide an open space strip of at least 20’ along the entire perimeter of the development.
- 3. Developments of 75 lots or more will be required to provide amenities such as a club house, pickle balls courts, walking trails etc.



Amendment #5 Amend Section 11-6-110 definition of litter, add definition of egregious litter, rubbish and trash. Section 11-6-120 Add lettering A and B to existing verbiage and add letter C for egregious dumping. Section 130 and add guidelines for burned structures by adding a new section 130 – renumber remaining sections.

This amendment is being proposed with the intent of helping code enforcement with litter control violations. Egregious letter being added to emphasize the enormity of some dumping violations. We added burned structures with requirements that the burned structure be demolished or re-permitted for repairs after a certain amount of time allowing for fire and insurance investigations. Currently we deal with burned structures as litter. The Planning Commission recommended approval with adding the word “demolished” as mentioned.

10-14-14 Work Session comments: Remove the words sand and gravel from the definition of litter.

## PART 11-6 LITTER CONTROL

### Section 11-6-110 Definitions

*Litter:* Any discarded or abandoned:

1. — Refuse, rubbish, junk or other waste material; or
2. — Dead animals that are not subject to the provisions of O.C.G.A. § 4-5-4.

*Litter:* means ~~Sand, gravel,~~ Slag, brickbats, rubbish, waste material, tin cans, refuse, garbage, trash, debris, dead animals, discarded materials of every kind and description or paper products of every kind and description including, but not limited to, advertising materials, newspapers, promotional papers, letters, bills, publications, or other writings.

*Egregious Litter:* means all litter, as such term is defined in this article, exceeding ten pounds in weight or 15 cubic feet in volume; any discarded or abandoned substance in any weight or volume if biomedical waste, hazardous waste, or a hazardous substance; or any substance or material dumped for commercial purposes.

*Rubbish:* means discarded wastepaper, cartons, boxes, wood, tree branches, yard trimmings, furniture, appliances, metals, cans, glass, crockery, and/or similar materials.

*Trash:* means combustible and noncombustible waste material, except garbage, including paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, cans, metals, bricks, lumber, concrete, mineral matter, glass, crockery, and including the residue from the burning of wood, coal, coke or other combustible material

*Public or Private Property:* The right-of-way of any road or highway; any body of water or watercourse or the shores or beaches thereof; any park, playground, building, refuge or conservation area; residential or farm properties, timberlands or forests; or any commercial or industrial property.

### Section 11-6-120 Prohibitions Against Littering Public or Private Property or Waters

- A. It shall be unlawful for any person or persons, whether the owner of such property or not, to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, burning or leaving of litter on any public or private property in Walton County or any waters in Walton County unless:
1. The Property is designated by the State or by any of its agencies or political subdivisions for the disposal of such litter, and such person is authorized by the proper public authority to use such property; or
  2. The litter is placed into a receptacle or container installed on such property in such a manner as to prevent it from being carried and deposited by the elements upon any public or private property.

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- B. It shall further be unlawful for the owner or occupant of any single family dwelling to allow grass, weeds or uncultivated vegetation in the exterior yards surrounding the dwelling to obtain a height in excess of twelve (12) inches. Heavily wooded lots where equipment cannot maneuver on the lot because of density are exempt from this section. Also exempt are legitimate agricultural uses including but not limited to: hayfields, pastures and gardens.
- C. It shall be unlawful for any person to intentionally dump egregious litter unless authorized to do so by law or by a duly issued permit, in or on any private property, county road, street, alley, or thoroughfare, including any portion of the right-of-way thereof, or on any other public lands except in containers or areas lawfully provided for such dumping.

### Section 11-6-130 Burned Structures

Whenever any building or structure is partially burned, the owner or person in control shall, within 30 days after completion of the scene investigation by the fire department and/or insurer of the property, remove from the premises all refuse, debris, and all charred and partially burned lumber and material. If such building or structure shall be burned to such an extent that it is rendered incapable of being repaired, the owner or person in control shall, within 60 days after completion of the scene investigation by the fire department and/or insurer of the property, remove from the premises all the remaining portion of the building or structure. If the building or structure is to be repaired **or demolished**, a permit shall be obtained, and work shall begin within 60 days after completion of the scene investigation by the fire department and/or insurer of the property and shall be completed within 1 year from the date a permit is obtained.

Renumber remaining sections

Amendment #6 Amend Section 2-1-100 definition of Residential Care Facility, Other to clarify these homes are for youth under the age of 18. Amend Section 6-1-750 to remove supplemental regulations and require these type facilities to comply with the Personal Care Home Facility requirements.

The Planning Commission recommended approval.

Section 2-1-100

~~Residential Care Facility, Other: An establishment primarily engaged in providing residential care that also provides supervision and personal care services, other than a personal care home, community living arrangement, residential mental health and substance abuse facility, nursing care facility, residential intellectual and developmental disability facility, continuing care retirement community, assisted living facility for the elderly, group home for the hearing or visually impaired, group home for the disabled without nursing care, or halfway group home for delinquents or ex-offenders. Examples include boot or disciplinary camps (except correctional) for delinquent youth, child group foster homes, delinquent youth halfway group homes, homes for unwed mothers, and orphanages.~~

**Residential Care Facility, Other:** A type of Residential Care Facility primarily engaged in providing residential care, supervision, and personal care services to children under the age of 18, however, age is not a limiting factor, unless expressly so provided by the facility. Such Other Residential Care Facilities may include, but not be limited to, orphanages, homes for the visually or hearing impaired, endangered youth, delinquent youth, and unwed teen mothers.

**Section 6-1-750 Residential Care Facility, Other (2)**

Facilities shall comply with and function as a Personal Care Home (see Section 6-1-120), depending on the number of residents as outlined in this ordinance.

- A. ~~This use shall comply with all applicable state and local laws, including but not limited to the following:~~
  - 1. ~~Department of Human Services rules and regulations;~~
  - 2. ~~State and local construction codes;~~
  - 3. ~~State and local health codes; and~~
  - 4. ~~Walton County Occupation Tax Ordinance.~~
- B. ~~When located in an agricultural or residential district, this use shall:~~
  - 1. ~~Maintain a residential appearance compatible with the neighborhood;~~
  - 2. ~~Operate in a manner compatible with the neighborhood; and~~
  - 3. ~~Not be detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities.~~

Amendment #7 Amend Section 2-1-100 to add definition of Agricultural Resource Reclamation Facility; Section 5-1 Permitted Use Chart to Add use as a conditional use in the Agricultural "A" district and Section 6-1-\_\_\_ to add the supplemental regulations for said use. We have the attorney present tonight that has proposed this amendment that can probably answer any questions or concerns better than I can. The Planning Commission didn't have the privilege of having the attorney at our meeting to better explain the use. There was some conversation among the members that this may be better served in an Industrial zoning rather than Agricultural. The Planning Commission forwarded this amendment with no recommendation.

10-14-24 Work Session Comments: Add Department of Agriculture as a compliance authority and add "no soil amendments be applied within 100 feet of a water source or an adjoining property line"

**1. Amend Section 2-1-100**

Add definition:

*Agricultural Resource Reclamation Facility:* A waste reformation facility in which agricultural and/or other organic waste, including food waste, is collected, processed, and converted into sources of energy and agriculturally beneficial materials, such as liquid fertilizer, soil amendment, and/or animal bedding, using the process of anaerobic co-digestion.

**2. Amend Section 5-1**

Agricultural Resource Reclamation Facility to chart as a principal use that is permitted as a Conditional Use in the Agricultural (A) Zoning District.

**3. Amend Section 6-1-\_\_\_**

Add:

**AGRICULTURAL RESOURCE RECLAMATION FACILITY**

Agricultural Resource Reclamation Facilities may be permitted as a conditional use in the Agricultural (A) District, subject to the following requirements, and any other conditions imposed at the time of approval by the Board of Commissioners:

- A. Comply with the regulations and permitting requirements of the **Georgia Department of Agriculture** and Georgia Department of Natural Resources, Environmental Protection Division, as may be required.
- B. The applicant shall be responsible for identifying all applicable federal and state regulations and permitting requirements and shall provide evidence of compliance before issuance of building permits.
- C. No building or structure containing agricultural and other organic waste, including food waste or other odor-producing substances shall be located within 200 feet of an existing dwelling or within 50 feet of a property line or 50 feet from a street right-of-way line.
- D. No soil amendments shall be applied within 100 feet of a water resource or an adjacent property line.**
- E. All buildings and structures shall have minimum front, side and rear setbacks of at least 50 feet.
- F. Such facility shall have a fence or wall at least 8 feet tall enclosing all improved areas of the site. Additionally, a visual screen shall surround all improved areas created through construction

Amendment #7 Amend Section 2-1-100 to add definition of Agricultural Resource Reclamation Facility; Section 5-1 Permitted Use Chart to Add use as a conditional use in the Agricultural "A" district and Section 6-1-\_\_\_ to add the supplemental regulations for said use. We have the attorney present tonight that has proposed this amendment that can probably answer any questions or concerns better than I can. The Planning Commission didn't have the privilege of having the attorney at our meeting to better explain the use. There was some conversation among the members that this may be better served in an Industrial zoning rather than Agricultural. The Planning Commission forwarded this amendment with no recommendation.

10-14-24 Work Session Comments: Add Department of Agriculture as a compliance authority and add "no soil amendments be applied within 100 feet of a water source or an adjoining property line"

of a solid wooden fence, decorative masonry wall, earthen berm, vegetative buffer, or a combination of these, to present an opaque visual separation when viewed from one side to the other throughout the year.

G. The lot size shall be no less than ten (10) acres.

H. Outdoor lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

- a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
- b. Only LED, incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.
- c. Illumination shall be designed to restrict glare and shall be directed internally to minimize impact on adjoining properties.

H. Such facilities may only receive agricultural and other organic waste, including food waste, but such facilities shall not accept toxic waste or human waste.

J. The operation shall obtain a yearly occupational tax certificate from the County.

Amendment #8 Amend Section 2-1-100 Definitions to adjust the Automotive, Major Repair and Maintenance definition so that it includes commercial trucks, farm equipment and construction equipment which aren't covered in the definition as it currently exists; and add a definition for Opaque Fence which is not currently in the ordinance. The Planning Commission voted to approve.

**Section 2-1-100 Definitions**

~~Automotive, Major Repair And Maintenance: A site used for the repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This uses includes engine, transmission, paint, body and fender shops, and similar repair and services activities, but excludes dismantling, salvage operations or junk yards.~~

Automotive, Major Repair And Maintenance: A site used for the repair of automobiles, noncommercial trucks, farm equipment, construction equipment, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This uses includes engine, transmission, paint, body and fender shops, and similar repair and services activities, but excludes dismantling, salvage operations or junk yards.

Opaque Fence: means a fence constructed of brick, stone, treated wood, painted rustproof metal, chain link with vinyl or metal screening inserts, vinyl, or other commercially produced synthetic fencing material so long as it is durable, uniform, and attractive. Opaque gates matching the type, height, etc. of the fence shall be provided for access. The use of chain link fencing or gates with mesh screening, tarps, and similar materials shall not be considered as opaque.

Amendment #9 - Amend Section 6-1-610 regulations for Outdoor Storage of Commercial Vehicles

-to remove verbiage regarding storage of recreational vehicles and boats which are regulated under other sections, and to stipulate that the storage area must have direct access to an arterial road and that the storage area must be paved or some type pervious paving product. (Existing gravel lots would be grandfathered in however any expansions would have to meet current codes.

The Planning Commission recommended approval.

10-14-24 Work Session Comments: Change requirement for "paved" parking area to all storage parking areas shall have and maintain 6 inches of #57 stone with 3 inches of crusher run and provide a commercial driveway 50' in length. The department added 3 inches

**Section 6-1-610 Outdoor Storage of Commercial Vehicles (20)**

Conditional use in B2, allowed by right in B3, M1 and M2. 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 and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met.

- (1) The site must have direct access to an arterial road.
- ~~(2) All storage parking areas shall have and maintain a base with a minimum thickness of 6 inches of #57 stone topped with 3 inches of crusher run and shall provide a commercial driveway as required by GDOT that extends 50' into the property in compliance with County Standard Design and Construction Details 3.15. be paved with asphalt or concrete. Alternative pervious paving products shall be approved by the Director on a case-by-case basis.~~
- (3) The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.
- (4) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot-high opaque wall or fence.
- (5) Vehicles shall not be stored within the area set aside for minimum building setbacks.
- (6) 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.
- (7) No vehicle shall be allowed to sit and run idle from 7:00pm to 7:00am unless located in an industrial park and not **within 1,000 ft.** to any single family dwelling.
- (8) Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
  - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
  - b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.

Amendment #9 - Amend Section 6-1-610 regulations for Outdoor Storage of Commercial Vehicles

-to remove verbiage regarding storage of recreational vehicles and boats which are regulated under other sections, and to stipulate that the storage area must have direct access to an arterial road and that the storage area must be paved or some type pervious paving product. (Existing gravel lots would be grandfathered in however any expansions would have to meet current codes.

The Planning Commission recommended approval.

10-14-24 Work Session Comments: Change requirement for "paved" parking area to all storage parking areas shall have and maintain 6 inches of #57 stone with 3 inches of crusher run and provide a commercial driveway 50' in length. The department added 3 inches

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c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

~~(9) Existing gravel lots prior to the adoption of this ordinance may remain gravel. Any expansion of such lots shall be required to meet current code.~~



**Amendment #10 Amend Section 7-1-100 to add D** Add regulations to prohibit parking in areas prohibited by official no parking signs. The Planning Commission recommended approval.

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## Section 7-1-100 General Requirements

Off-street automobile parking space shall be provided for every permitted or conditional use established in accordance with this Ordinance. For the purpose of this Ordinance, the following general requirements shall be met:

- A. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Director may permit such space to be provided on other off-street property, provided such space lies within six hundred (600) feet of the property of such principal use.
- B. The required number of parking spaces for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use at the same time, except that portion of the parking space required for an existing church whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.
- C. Parking of certain vehicles:
  - 1. In any residential or rural estate district, it shall be unlawful to park wreckers, tow trucks, dump trucks, flatbed trucks, and mechanical earthmoving equipment, vehicles used to transport solid waste or sanitary sewer waste materials or any commercial vehicle except in accordance with Article 6 Home Occupation guidelines.  
(Excluded are vehicles used exclusively for agricultural purposes in "A" zones.)
  - 2. Commercial vehicle shall not be allowed in any "R" zoning district or within a platted subdivision in "A" zoning districts.
  - 3. It shall be unlawful to park travel trailers, recreational vehicles, campers, motorized homes, boats, personal watercraft, wave runners, all-terrain vehicles or trailers of any type in the front yard, or in any other yard, except hereinafter provided, in any residential or rural residential district. In residential and rural residential districts, travel trailers, recreational vehicles, campers, motorized homes, boats, personal watercraft, wave runners, all-terrain vehicles or trailers may only be parked or stored in an enclosed garage or carport or in rear or side yards, provided that they remain more than twenty (20) feet from the rear property line and ten (10) feet from the side property line. (Excluded are tracts of land five (5) acres or greater, whereas recreational vehicles shall not be parked in the minimum required front yard setback.)
  - 4. No such vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot, or in any location not approved for such uses.

**D. Parking Prohibited in certain places:**

(a) No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the direction of law enforcement or traffic control device, at any place prohibited by ordinance and indicated by official signs or markings.

(b) No person shall stop, stand or park a vehicle at any location specifically designated by the board of commissioners as indicated by official signs or markings.

Amendment #11 Amend Section 6-1-110 Airstrip, Private – delete and replace in its entirety.

This amendment would add guidelines for private airstrips and helipads. The areas marked up in yellow were comments offered by someone in the aviation field.

The Planning Commission recommended approval of the amendment with conditions that the acreage required for a Heli-pad be 5 acres and airstrips to be 50 acres or more. There have been questions asked about grandfathering in existing locations and how that process will be approved as well as a few other questions and with a recommendation that this may be tabled to allow pilots or property owners that are not aware of this proposal to have time to provide input.

10-14-24 Work Session comments are highlighted in red

### Section 6-1-110 Airstrip, Helipad Private (9)

- A. ~~All such uses proposed by a public authority shall include a certified copy of the law, ordinance, resolution, or other official act adopted by the governmental entity proposing the use and authorizing the establishment of the proposed use at the proposed location.~~
- B. ~~All applications shall include evidence that the proposed facility will meet the standards and requirements imposed by agencies such as the Federal Aviation Administration and all other applicable federal, state or local statutes, ordinances, rules or regulations.~~
- C. ~~A statement shall be provided detailing noise abatement procedures, methods, and devices that will be employed on the operation of the facility and sufficient analysis shall be presented to indicate what adjoining lands will be affected by the anticipated noise.~~
- D. ~~All facilities shall be located and so designed that the operation thereof will not seriously affect adjacent areas, particularly with respect to noise levels.~~
- E. ~~All areas used by aircraft under its own power shall be provided with an all-weather, dustless surface.~~
- F. ~~A map shall be presented showing the landing and take-off corridors as projected, with the map to cover an area within at least a 5,000-foot radius of the boundaries of the proposed facility.~~

Airstrip, Helipad Private are allowed by conditional use in the A, A1, A2, zonings and by right in the B1, B2, B3, and MUBP zoning. A site plan must be submitted and approved by the department.

No person shall hereinafter construct, maintain, or operate any airstrip, heliport, or helipad without the owner thereof having first obtained a conditional use permit as hereinafter set forth.

Application requirements.

- a. Complete site plans must be submitted to the Department with the application for approval of the airstrip, **helipad**, or heliport;
- b. Said plans shall identify the approach and takeoff zones, surrounding land uses and zoning districts, houses, poultry houses, livestock facilities, roads, utility lines and other sensitive uses within 1,000 feet of the proposed facility (2,000 feet with regard to approach and takeoff zones associated with the proposed airstrip or heliport).
- c. Said plans shall also indicate any proposed fuel storage facilities, enclosed hangers and

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The Planning Commission recommended approval of the amendment with conditions that the acreage required for a Heli-pad be 5 acres and airstrips to be 50 acres or more. There have been questions asked about grandfathering in existing locations and how that process will be approved as well as a few other questions and with a recommendation that this may be tabled to allow pilots or property owners that are not aware of this proposal to have time to provide input.

10-14-24 Work Session comments are highlighted in red

other accessory uses.

- d. Also provided that the airstrip, taxiway and other ground areas upon which aircraft are to be operated shall not be closer than 1,000 feet from any existing residential structure excepting that of the subject property owner or any new residence proposed in conjunction with the airstrip, as in a "fly-in" subdivision.
- e. The runway for fixed-wing aircraft shall be at least 2,500 1,200 feet long. with a cleared area extending 200 feet on each side for the full length of the runway and 400 feet on both ends for a total cleared area of 400 by 3,300 feet.
- f. Notice of Landing Area Proposal. Also provided that the applicant shall file with the Federal Aviation Administration (FAA) a form 7480-1, "Notice of Landing Area Proposal" and subsequently receive a "Non-objectionable Determination Letter" from FAA, prior to use of the facility by any aircraft. A currently approved "Non-objectionable Determination Letter" from the FAA shall be maintained on file with the Department.

Operational restrictions.

All operations shall be constructed in a manner consistent with applicable chapters of the Federal Aviation Regulations: CFR Title 14

Except as otherwise allowed with Special Use approval by the Board of Commissioners, the following shall apply:

- ~~a. No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time.~~
- b. No fixed-wing aircraft using the facility shall have more than two engines. Helicopters shall be limited to one main rotor system.
- c. No airplane aircraft using the facility shall have more than six seven seats nor be designed to carry more than six persons passengers. This shall include the

Amendment #11 Amend Section 6-1-110 Airstrip, Private – delete and replace in its entirety.

This amendment would add guidelines for private airstrips and helipads. The areas marked up in yellow were comments offered by someone in the aviation field.

The Planning Commission recommended approval of the amendment with conditions that the acreage required for a Heli-pad be 5 acres and airstrips to be 50 acres or more. There have been questions asked about grandfathering in existing locations and how that process will be approved as well as a few other questions and with a recommendation that this may be tabled to allow pilots or property owners that are not aware of this proposal to have time to provide input.

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pilot(s).

~~d. No helicopter using the facility shall have more than four seats nor be designed to carry more than four persons. This shall include the pilot(s).~~

e. The facility shall not be used for commercial aircraft maintenance.

f. No fixed-wing jet engine turbo jet aircraft shall use the facility.

g. The facility shall be used only for private, non-commercial aircraft and shall not be used for organized aviation events such as skydiving, air shows, flying lessons flight schools, commercial air tours or similar functions.

~~h. The facility shall be located on a parcel of land at least 50 5 acres in size.~~

The Airstrip facility shall be located on a parcel of land at least 20 acres and Helipad at least 5 acres in size.

~~i. The facility shall not be used for repetitive takeoffs and landings from dusk to dawn. used for daytime take off and landing only.~~

i. All heliports shall be maintained in accordance with the established criteria from the Georgia Fire Marshal's Office.

\*\*\*All existing landing strips and helipads shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as a Legal Non-Conforming Use prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.

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Amendment #11 Amend Section 6-1-110 Airstrip, Private – delete and replace in its entirety.

This amendment would add guidelines for private airstrips and helipads. The areas marked up in yellow were comments offered by someone in the aviation field.

The Planning Commission recommended approval of the amendment with conditions that the acreage required for a Heli-pad be 5 acres and airstrips to be 50 acres or more. There have been questions asked about grandfathering in existing locations and how that process will be approved as well as a few other questions and with a recommendation that this may be tabled to allow pilots or property owners that are not aware of this proposal to have time to provide input.

10-14-24 Work Session comments are highlighted in red

**Amendment #12 - Amend to Section 1-1-170 to add a new section 170 to Article 1 to establish zoning for de-annexed property. The county attorney commented that “the Nearest compatible zoning” is unclear, so that may need to be either removed or reworded. My thought on this was that we would look at the existing use of any developed property and apply the proper zoning in accordance with the Permitted Use table and if we were unable to determine the proper zoning, the Board would have the discretion to apply the A1 zoning classification and allow the rezone process to proceed. Any undeveloped property would automatically be zoned A1.**

**The Planning Commission recommended approval.**

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**Section 170                      Zoning Classification of De-Annexed Property.**

A. Any developed property which has been de-annexed from any municipality or other county will be subject to the nearest compatible zoning district in which that use is permitted.

However, if a compatible zoning cannot be determined or at the direction of the Board of Commissioners, the property shall be zoned to A1 until a public hearing can be held, as specified in Article 4 Part 4, to establish the appropriate zoning classification for the property.

B. Any undeveloped property that has been de-annexed from any municipality or other county shall be zoned A1.

C. Any non-conforming use may continue to operate for a period not to exceed five years from the date of de-annexation.

**Recommended wording from County Attorney:**

- A. Any developed property which has been de-annexed from any municipality will be subject to the zoning classification that most closely matches the zoning classification governing the property when it was in the municipality as determined at the discretion of the Board of Commissioners.
- B. Any undeveloped property that has been de-annexed from any municipality or other county shall be zoned A1. If the owner seeks a different zoning classification, a rezone application must be filed in accordance with Article 4 Part 4.

Amendment #13 Amend Article 6 to add guidelines for Golf Courses and their accessory uses. The original proposal did not state what zonings a golf course is allowed in and that a site plan must be submitted and approved. The Planning Commission recommended approval with the addition of the zoning districts and site plan required.

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## Section 6-1-\_\_\_\_\_ Golf Courses

Golf courses are subject to the following requirements

**Golf courses are allowed by conditional use in the A, A1, A2, R1, R2, R2, MHP zonings and by right in the B1, B2, B3, TC and MUBP zoning. A site plan must be submitted and approved by the department.**

### **Minimum course standards.**

New golf courses shall meet United States Golf Association requirements for regulation play and must provide at least 18 holes covering a minimum course distance of 5,500 yards, except as follows:

- (1) A golf course incorporated into a residential development or master planned development may be a regulation 9-hole course with a minimum course distance of 3,000 yards.
- (2) A course meeting the United States Golf Association requirements for an executive golf course (minimum course distance of 4,000 yards) may be incorporated into an office park development or master planned development.

### **Lighting restrictions.**

Lighting shall not adversely affect adjacent properties or roadways. No direct light shall be cast upon adjacent or nearby properties.

### **Normal Operating Hours.**

Operating hours shall be dawn to dusk. Any activities outside of these hours shall require a special use permit issued by the Planning and Development Department. (Excluded are indoor activities within a restaurant or clubhouse)

### **Accessory uses to a golf course.**

The following accessory uses are permitted in association with a golf course:

- (1) Country club or clubhouse, which may include:
  - a. Tennis courts and other recreational courts.
  - b. Swimming pools.
  - c. Food service with an 18-hole regulation or executive golf course only.
- (2) Pro shop with an 18-hole regulation or executive golf course only.
- (3) Putting green.

Amendment #13 Amend Article 6 to add guidelines for Golf Courses and their accessory uses. The original proposal did not state what zonings a golf course is allowed in and that a site plan must be submitted and approved. The Planning Commission recommended approval with the addition of the zoning districts and site plan required.

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- (4) Cart rental and staging area.
- ~~(5)~~ Driving range
- (6) Buildings used to house equipment solely for the maintenance and operation of the golf course, not to exceed 3,000 square feet.

**Use limitations.**

- (1) Two thousand square feet of gross floor area for pro shop.
- (2) Forty thousand square feet for a clubhouse or country club with an 18-hole regulation or executive golf course.
- (3) Ten thousand square feet for a clubhouse with a 9-hole regulation golf course.
- (4) Any building, structure or automobile parking area established in connection with this use shall be set back not less than 100 feet from any property line. All automobile drives and parking areas shall be paved.
- (5) Loudspeakers are not allowed if adjacent to a residential zoning district or master planned development.



Amendment #14 Amend Article 6 to add guidelines for Fences and Retaining Walls and delete Fences and Retaining Walls in Article 10

Portion hi-lighted in yellow is proposed to be added which are exceptions to height of fences, design standards and guidelines for retaining walls greater than 4 feet in height. Currently we have fences listed in Article 10 under developments, we are moving it to Article 6 supplemental regulations where it needs to be and adding requirements for height and design standards for fencing.

The Planning Commission recommended approval.

## Section 6-1-\_\_\_\_\_ Fences and Retaining Walls

### Fences and Retaining Walls.

**Height of Fencing** No fence shall be more than eight (8) feet in height or be constructed on public right-of-way or future street right-of-way. If a fence is to be located adjacent to a public road and within the required setback within a *residential zoning district*, the fence shall not exceed six (6) feet in height. Should a fence be erected in error within the right-of-way Walton County shall not be responsible for replacing or repairing the illegal structure.

#### Exceptions are as follows:

A. A fence or wall enclosing a sports court may be a maximum of 12 feet in height within a required rear or side yard setback.

B. The Board of Commissioners may condition the approval of a rezoning or special use permit to require that walls or fences of a height in excess of these regulations shall be placed in any yard where such walls or fence is necessary to provide screening.

C. Subdivision entrance features may be a maximum of 10 feet in height.

D. Any fence pre-existing the Ordinance which is damaged or removed shall not be replaced in kind and must be replaced in accordance with the requirements of the Ordinance.

#### Fence Design Standards.

A. Any fence which extends into the required front yard on property less than 1 acre in area shall be constructed of brick, stone, wood, wrought iron, or split rail.

B. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard. Woven wire or metal fabric fences may extend into a front yard when property contains a minimum of 2 acres and is used for agricultural purposes.

Amendment #14 Amend Article 6 to add guidelines for Fences and Retaining Walls and delete Fences and Retaining Walls in Article 10

Portion hi-lighted in yellow is proposed to be added which are exceptions to height of fences, design standards and guidelines for retaining walls greater than 4 feet in height. Currently we have fences listed in Article 10 under developments, we are moving it to Article 6 supplemental regulations where it needs to be and adding requirements for height and design standards for fencing.

The Planning Commission recommended approval.

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C. Electric and barbed wire fences shall be prohibited except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (2 acres) or industrially zoned properties.

D. Exposed concrete blocks, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material.

E. Posts shall be anchored in concrete and for privacy fencing shall face inward to the subject property.

F. Temporary chain link security fences up to 8 ft. in height may be erected to surround a non-single-family residential property up to 30 days prior and 30 days following completion of demolition, rehabilitation, or new construction.

**Height of Retaining Walls.** No retaining wall shall exceed 4 feet in height within 10 feet of a front property line.

#### **Retaining Wall Design Standards.**

- A. When permanent grades are proposed with a resulting slope steeper than one foot vertical for every two feet of horizontal displacement (2:1), an appropriate retaining structure shall be designed by a registered professional engineer to be constructed of reinforced concrete or other masonry materials designed by a registered professional engineer in compliance with applicable regulations of the U.S. Occupational Safety and Health Administration. An engineered design may be substituted for the reinforced concrete design if the specific vendor has a pre-qualified acceptance from the Building Official. All structural components of the wall shall meet the minimum building codes for the proposed use.
- B. When the necessity for an earth retaining structure is required for a vertical displacement of thirty (30) inches or less, appropriate landscaping timbers, or approved equal, may be employed if no permanent structure is supported by the soil retained by the retaining wall. The use of railroad cross ties or other timber product will only be allowed in these instances as per detail.
- C. All wall design details must show complete dimensions for line and grade. Wall design will consider foundation drainage and select backfill material for the proposed conditions.

Amendment #14 Amend Article 6 to add guidelines for Fences and Retaining Walls and delete Fences and Retaining Walls in Article 10

Portion hi-lighted in yellow is proposed to be added which are exceptions to height of fences, design standards and guidelines for retaining walls greater than 4 feet in height. Currently we have fences listed in Article 10 under developments, we are moving it to Article 6 supplemental regulations where it needs to be and adding requirements for height and design standards for fencing.

The Planning Commission recommended approval.

- D. Walls shall be located in such a fashion as to not encroach upon existing or proposed drainage easements or drainage courses or floodplains to encumber the natural flow of surface run-off of stormwater. Walls shall be located at a distance from such water courses to allow for anticipated future maintenance of the easement to prevent a safety hazard to maintenance workers or to jeopardize the structural integrity of the wall.
- E. Walls that are not attached to the permitted structure and require a foundation shall be permitted as a free-standing structure and shall be inspected as prescribed by the permitting procedure. Walls will be inspected for conformance with the approved design. Any deviation from the approved design will require the engineer of record to submit a certification of the non-conforming structure along with supporting calculations to indicate that the construction is consistent with the initial design parameters. In the event the inspector has not been provided ample opportunity to inspect the structure, the contractor must provide a certification of the construction by the engineer of record and geotechnical reports for concrete testing for strength, reinforcing steel specifications. Failure to comply with the requirements of this Section will require that the remaining work cease and/or removal of non-conformance until the adequacy of structural integrity is demonstrated to the satisfaction of the Director.
- F. Retaining walls that are proposed for the purpose of stormwater retention must be designed in such a way that the walls are capable of a hydro-static load as measured from the top of the foundation footing to the highest elevation along the top of the wall. The hydrological design must allow for a free board dimension of one foot and an emergency overflow capacity equal to the allowable peak discharge for the 100-year storm event. The routing calculations should not take into account the existence of the emergency overflow. Place the overflow device above the projected 100-year flood elevation within the detention area.
- G. Any construction that may impact or be within the right-of-way of an existing or proposed water or sanitary sewer easement must be approved by the utility providing service.
- H. Retaining walls visible from the public right-of-way shall be constructed of decorative concrete modular block or shall be faced with stone, brick, or textured cement masonry.
- I. Any retaining wall higher than 4 feet shall be designed by a professional engineer and approved and permitted by the Department. Walls will be inspected for conformance with the approved design. Any deviation from the approved design will require the engineer of record to submit a certification of the non-conforming structure along with supporting calculations to indicate that the

Amendment #14 Amend Article 6 to add guidelines for Fences and Retaining Walls and delete Fences and Retaining Walls in Article 10

Portion hi-lighted in yellow is proposed to be added which are exceptions to height of fences, design standards and guidelines for retaining walls greater than 4 feet in height. Currently we have fences listed in Article 10 under developments, we are moving it to Article 6 supplemental regulations where it needs to be and adding requirements for height and design standards for fencing.

The Planning Commission recommended approval.

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construction is consistent with the initial design parameters. In the event the inspector has not been provided ample opportunity to inspect the structure, the contractor must provide a certification of the construction by the engineer of record and geotechnical reports for concrete testing for strength, reinforcing steel specifications. Failure to comply with the requirements of this Section will require that the remaining work cease and/or removal of non-conformance until the adequacy of structural integrity is demonstrated to the satisfaction of the Director.

**Amendment #15 Amend Article 10 to require “all” subdivisions to include Rural open-ditch and Rural Public Road developments to supply county water to the development if water is within 1,500 feet of the development.**

**The Planning Commission recommended approval.**

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### **Section 10-2-120 Public Water Systems**

If a public water supply is available to any proposed subdivision ***(to include Open-Ditch and Rural Public Road developments)*** or development and connection is permitted or required, the developer shall install all required water mains, fire hydrants, and connections from the existing water main to each lot in accordance with the Standards and Specifications of the Public Utility providing service. Connection to an operational public water system shall be required when any proposed subdivision or development lies within 1,500 feet from the nearest point on the property to an existing public water main (at least 6 inches in size), provided that there is an adequate water supply to serve the proposed development.

Amendment #16 Amend Article 6 Flag Lots to establish setbacks and where they are to be measured.  
The Planning Commission recommended approval.

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### Section 6-1-360 Flag Lot

In A, A1, A2 and R1 zoning districts, if a division of property creates a situation where the minimum lot width cannot be obtained, a lot of five (5) acres or more will be required. ~~The front setback will be established by the approved recorded plat and the side and rear setbacks will be per the underlying zoning.~~

The minimum required front yard setback shall be provided along each street frontage. The front "building" setback on a flag lot shall be measured from the front property line of the buildable area that is parallel to the road frontage. For example, a flag lot may have a narrower street frontage than is required for a regular lot (setbacks are measured at flag and not pole); however, the buildable area must meet lot width requirements for the regular lot where the flag lot widens. This will also apply to lots that meet the required minimum front setback and then narrow down creating a "flag" effect.

This allowance is not intended for "flag lots" to be incorporated into subdivision design but rather the exception; it is to be utilized in situations where it is not feasible to develop internally when the minimum required road frontage is not available. Lot splits shall be reviewed and approved at the discretion of the development director.

**Amendment #17 - Amend Article 8 Part 1 Section 120 Developments of Regional Impact to comply with new DCA guidelines. The chart has been updated accordingly with only a couple of changes)**

**The Planning Commission recommended approval.**

**Section 8-1-120 Developments of Regional Impact**

A. When an application for rezoning, conditional use permit or preliminary plat review includes any of the uses listed in Table 120 below and that use exceeds the listed thresholds of intensity, it shall be deemed to be a Development of Regional Impact (DRI). **In accordance with Georgia Department of Community Affairs Chapter 110-12-3 Developments of Regional Impact**; The application for such rezoning, conditional use permit or preliminary plat review shall include:

- B.

  - 1. Three (3) copies of a completed traffic study supplied by the applicant and prepared by a professional engineer registered in the State of Georgia. The traffic study must be prepared in conformity with the Traffic Study Guidelines included in this Ordinance as Appendix D;
  - 2. Two (2) copies of completed forms provided by the Planning and Development Office for review by the Northeast Georgia Regional Development Center (NEGRDC) and other affected state and local government agencies as they shall deem appropriate; and
  - 3. Two (2) copies of a site development plan that includes the proposed site plan for the subject property, as well as a conceptual plan for all contiguous properties under the same ownership as the property for which DRI documentation is being prepared.

B. The Planning and Development Office is responsible for submitting Forms 1 and 2 to the NEGRDC. The applicant shall attend a pre-application conference with NEGRDC, if required by NEGRDC.

Type of Development	Metropolitan Tier
(1) Office	Greater than 400,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
(7) Hotels	Greater than 400 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein.

**Amendment #17 - Amend Article 8 Part 1 Section 120 Developments of Regional Impact to comply with new DCA guidelines. The chart has been updated accordingly with only a couple of changes)**

**The Planning Commission recommended approval.**

(9) Airports	All new airports, runways and runway extensions
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
(19) Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated

- C. No action shall occur on such a rezoning, conditional use permit or preliminary plat review application until a recommendation is received from the NEGRDC regarding the DRI, provided that such application shall have



**Amendment #17 - Amend Article 8 Part 1 Section 120 Developments of Regional Impact to comply with new DCA guidelines. The chart has been updated accordingly with only a couple of changes)**

**The Planning Commission recommended approval.**

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been complete in every respect and was received by the Board of Commissioners within ninety (90) days of the date that the completed DRI review application forms were received by the NEGRDC.

**Amendment #18 Amend Article 6 To remove DRI guidelines as they have changed. The number of parking spaces has been lowered to 1,500.**

**The Planning Commission recommended approval.**

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**Section 6-1-120 Amphitheater/Stadium/Concert Hall (18)**

- A. Walton County Board of Education schools are exempted from these use standards.
- B. A traffic study and Development of Regional Impact review application shall be completed as required in Appendix D and Article 8, Section 8-1-120 of this Ordinance. ~~(Attractions and Recreational Facility with one thousand six hundred plus (1,600+) parking spaces or six thousand (6,000) seats.)~~
- C. All structures shall be located and all activities shall take place at least one hundred (100) feet from any property line adjacent to a residential zone or use.
- D. A minimum buffer shall be required adjacent to any residential use or zone as required in Article 12.

**Amendment #19 Amend Section 2-1-100 definition of abandoned “junk” vehicle and Section 7-2-150 guidelines regarding abandoned or junk vehicles. The Planning Commission recommended approval.**

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**Section 2-1-100 - Definitions**

~~ABANDONED VEHICLE: Any wrecked or non-operable dismantled or abandoned automobile or truck.~~

ABANDONED “JUNK” VEHICLE: Any vehicle, automobile, truck, van, trailer of any kind or type, or contrivance or part thereof (with or without a current license plate and/or decal) which is wrecked, dismantled, partially dismantled, stripped, partially stripped, inoperative, abandoned, discarded, **and** kept parked, stored, or maintained on any premises or public right-of-way.

**Section 7-2-150 Abandoned, Wrecked, Dismantled or Discarded Vehicles**

~~This Section prohibits abandonment of vehicles; restricts the deposition or keeping of wrecked, non-operating, or discarded vehicles on private or public property; provides for impounding of certain vehicles.~~

No person in charge or control of any property within the County, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any abandoned “junk” vehicle ~~partially dismantled, non-operating, wrecked, junked, discarded,~~ to remain on such property **or adjacent right of way** longer than seven (7) days.

Exceptions

1. Junk vehicles which are kept within a fully enclosed building on property in residential zoning districts.
2. Junk vehicles which are kept on property in zoning districts authorized by this ordinance for repairing, reconditioning, or remodeling junk vehicles and provided that such junk vehicles are not stored for the purpose of salvage of parts but are in the continual process of repair, reconditioning or remodeling within a fully enclosed building.
3. Junk vehicles which are kept on property in zoning districts as authorized by this ordinance for a junk or salvage yard.

~~Under the following conditions, an inoperable vehicle may stand or park on any property in any district:~~

- ~~1. Inoperable vehicles within a totally enclosed structure.~~

~~C. Vehicles Located In Salvage Yards Exempted.~~

~~Nothing contained within this Section shall be deemed to apply to any such motor vehicle which shall be located within the premises of any salvage yard complying with the laws of this State and County relating to the licensing and regulating of motor vehicle salvage yards.~~

## Amendment #20 Amend Section 4-2-110 2400 Residential Overlay District

Delete- #7 Streets less than 750 feet in length may be reduced to 22 feet from back of curb to back of curb. (THIS WAS MISSED WHEN WE MADE CHANGES TO THE GUIDELINES OF STREET WIDTH TO MEET FIRE LANE GUIDELINES). The Planning Commission recommended approval.

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### Section 4-2-110 2400 Residential Overlay District

#### E. Minimum Development Standards

7. ~~Streets less than seven hundred fifty (750) feet in length may be reduced to twenty two (22) feet from back of curb to back of curb.~~

Replace with:

7. Streets shall be in accordance with Section 9 Requirements for New Streets and Roadways.

Amendment #21 Amend Section 6-1-520 Manufactured Home #4 to remove aluminum and vinyl as an exterior material. This was missed in error when we made the changes to all single-family dwellings. The Planning Commission recommended approval.

## Section 6-1-520 Manufactured Home (2)

- B. When used as a principal use, a manufactured home or industrial home shall meet the following standards:
1. A minimum width in excess of twenty-four (24) feet.
  2. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5) 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.
  3. 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.
  4. Exterior materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, ~~aluminum or vinyl~~, covered or painted; but in no case exceeding the reflectivity of gloss white paint.
  5. A permanent foundation wall or curtain wall, unpierced except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of four (4) inches and shall be constructed of masonry or similar material as approved by the Director.
  6. The dwelling shall be placed on a permanent foundation which meets the requirement of the manufacturer's specifications. In addition, a manufactured home shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Director. Installation shall meet or exceed the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
  7. A landing shall be installed at each outside doorway. The minimum size minimum four-foot by four-foot front porch, patio or deck and a minimum six-foot by eight-foot 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.
  8. A manufactured home shall be installed in accordance with Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter [120-3-7] Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.
  9. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.
- C. Existing non-conforming manufactured homes and mobile homes are governed by Section 4-1-170 and Article 13 of this Ordinance.
- D. Nonconformance. Any nonconforming mobile home or recreational vehicle which is moved, after November 15, 1977 or any existing vacant mobile home stand shall not be replaced with another mobile home. They must be replaced with a manufactured home or site-built home.



## Planning and Development Department Case Information

Case Number: Z24080001

Meeting Dates: Planning Commission 10-03-2024

Board of Commissioners 11-05-2024

Applicants/Owners:

Michael & Stephanie Holbrook  
1646 Cook Road  
Oxford, Georgia 30054

Current Zoning: A2

Request: Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for a landscape company

Addresses: 720 & 740 Cannon Farm Road, Oxford, Georgia 30054

Map Numbers/Site Area: C0300204 (1.18 acres) & C0300203 (2.48 acres)

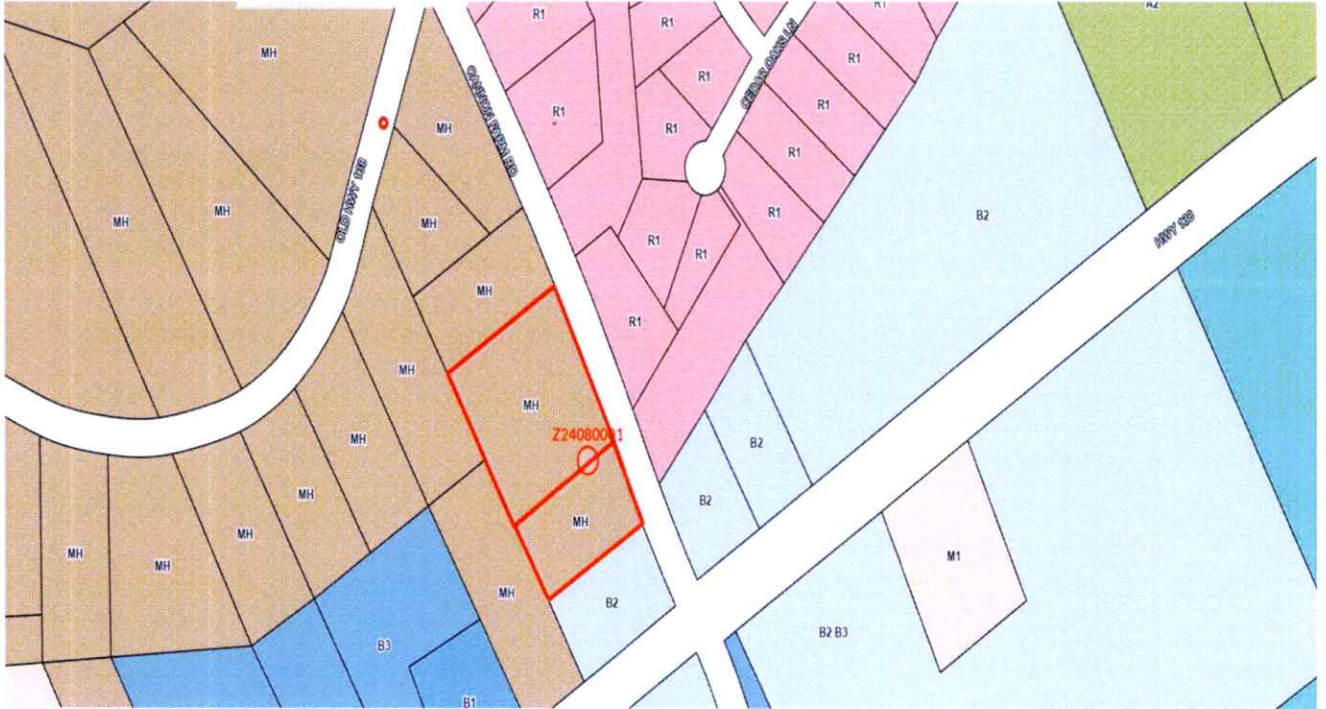
Character Area: Highway Corridor

District 3 Commissioner-Timmy Shelnett Planning Commission—John Pringle

Existing Site Conditions: Properties consist of 3.66 acres total. There is presently a mobile home on 720 Cannon Farm Road that will be demolished. There is a barn on 740 Cannon Farm Road.



The surrounding properties are zoned A2, B2 and R1.

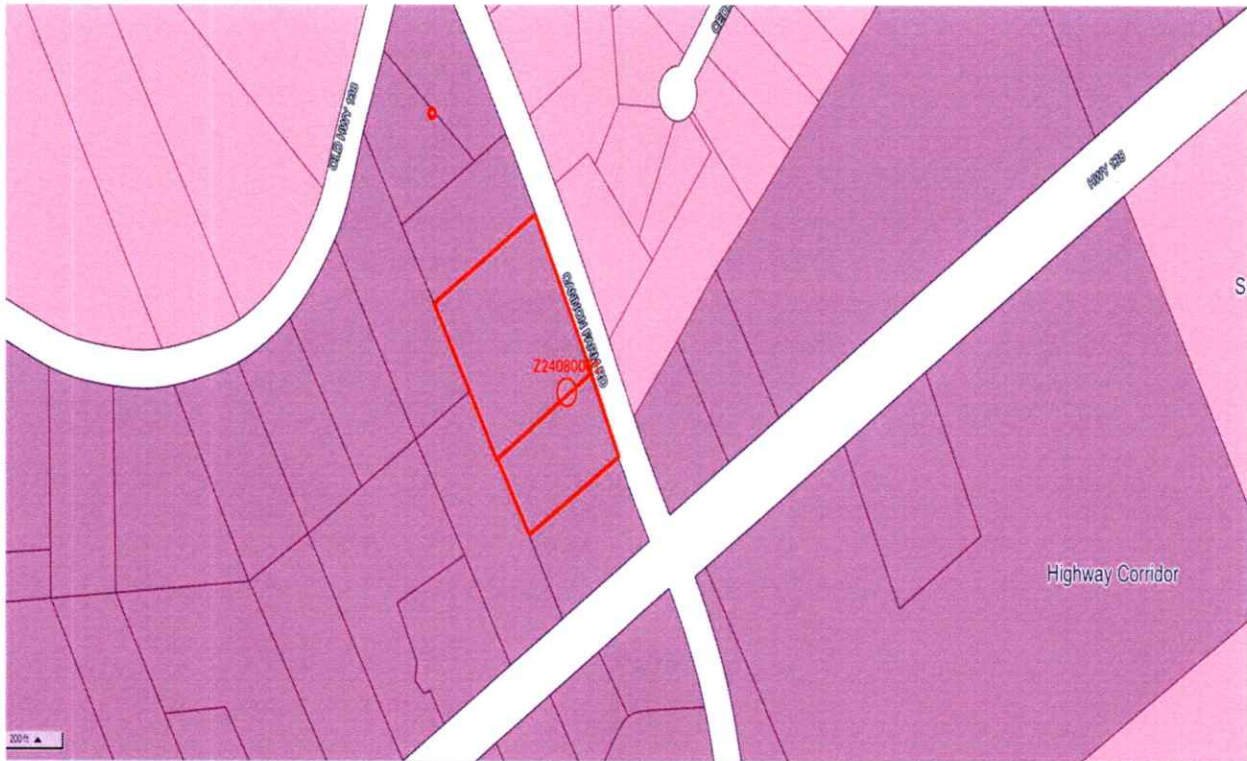


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Highway Corridor.



**History:** No History

**Staff Comments/Concerns:** There is a Code Enforcement case pending. (See attached)

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends that a commercial driveway be installed.

**Sheriffs' Department:** No comment received.

**Water Authority:** This area is served by an existing 6" diameter water main along Cannon Farm Road. (static pressure: 130 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. If office or building is erected all building and fire codes shall be required.



**Fire Department Review: No comments**

**Board of Education: No issues with this request.**

**DOT Comments: Does not require GDOT coordination.**

**PC ACTION 10/3/2024:**

1. **Z24080001-Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company-Applicants/Owners: Michael & Stephanie Holbrook-Property located on 720 & 740 Cannon Farm Rd/Map/Parcels C0300204 & 203-District 3.**

**Presentation: Michael Holbrook represented the case. He has had a landscape company for 4 years and after covid he relocated to Oxford, Georgia. He purchased the property and would like to store landscaping materials and equipment on the property.**

**John Pringle asked how long he has owned this property and Mr. Holbrook stated about 7 months. Mr. Pringle asked if there was anything in the trailer that was parked on the property and Mr. Holbrook stated that it has pine straw in it. Mr. Holbrook stated that he didn't have the equipment to move it, but he has cleaned up everything else. Mr. Holbrook stated that in the barn there is fencing material and blocks. He went on to say that he has a Code Enforcement case, and he did discuss with the Code Enforcement Officer about leaving these materials there while he is going through the process of filing for a conditional use for outside storage. Mr. Holbrook went on to say that he has a business license in Cherokee County currently.**

**Wesley Sisk asked was this for his own use and storing his own supplies and Mr. Holbrook stated it was just for him. Mr. Holbrook stated that if he started selling to the community that he knows that he needs to come back before the Board to get permission for that but right now it is just to store supplies. Mr. Holbrook also stated that he knows that he needs to move the double wide off of the property if the rezone passes because he was advised that he could not use this for an office. He stated that maybe later on he would like to build a barn there. He wants to do landscaping on the property and fencing all around and will landscape at the road to make it look nice. Mr. Holbrook stated that he moved to Oxford, Georgia about 1 ½ years ago.**

**Speaking: No one**

**Recommendation: John Pringle made a motion to recommend approval with conditions of fencing and landscaping as discussed by applicant with a second by Michelle Trammel. The motion carried unanimously.**



## Violation Information

<b>Violation Number</b>	24-0095	<b>Location</b>	720 RD CANNON FARM
<b>Tax Parcel #</b>	C0300204	<b>Inspector</b>	Mike Lype
<b>Owner Name</b>	KEY WENDELL DARVIN	<b>Email</b>	
<b>Owner Address</b>	1600 RIVER CIR NE CONYERS, GA 30012	<b>Phone</b>	
<b>Safety Issue</b>	No	<b>Reason</b>	
<b>Description</b>	Commercial vehicle/ commercial business in residential zoning		
<b>Violation Type</b>	Code Enforcement	<b>Status</b>	Violation Notice Sent



## Codes Violated

**Category:** WC Ordinances

**Law/Reason:** Section Article 6 Supplemental Use Regulations: Sub-Section: Outdoor Storage Outdoor Storage of Commercial Vehicles

**Offense:** Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.
- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

Outdoor Storage of Commercial Vehicles (20)

(Conditional use in B2, allowed by right in B3, M1 and M2) 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 and/or trailers, antique cars and other vehicles shall be permitted provided the following conditions are met. (5-3-22)

- (1) The area so designated shall be clearly delineated upon the site plan submitted for approval by the county.
- (2) The storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an eight-foot high opaque wall or fence.
- (3) Vehicles shall not be stored within the area set aside for minimum building setbacks.
- (4) 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.
- (5) No vehicle shall be allowed to sit and run idle from 7:00pm to 7:00am unless located in an industrial park and not adjacent to any single family dwelling.
- (6) Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

- a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
- b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.
- c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.

**Penalty:**

**Resolve by date:**

**Closed date:**

**Conditions Observed/Corrective Action Required:** Parking commercial vehicles, operating a business out of a residential zoning. All commercial activity must cease including the parking and storing of commercial vehicles and equipment

**Category:** WC Ordinances

**Law/Reason:** Section Article 6 Home Occupation: Sub-Section: Home Occupation

**Offense:** A. Shall be allowed in zoning districts that allow home occupations.

- B. The dwelling unit must maintain a residential appearance and there shall be no outward evidence of the occupation or impacts in appearance, noise, light, odor, traffic and utilities that would be detectable beyond the dwelling unit.
- C. The use shall be conducted entirely within the dwelling unit with not more than 25% of its gross floor area devoted to home occupation.
- D. Only persons living in the dwelling unit shall be employed at the location of the home occupation.
- E. No customer contact on the property for home occupations are allowed unless approval through a Board of Appeals special exception has been authorized.
- F. No signs or advertising are permitted on the property to identify or advertise the existence of the home occupation.
- G. No materials, equipment or business vehicle shall be stored or parked on the premises of the home occupation unless they are confined entirely within the residence.

H. The following businesses, uses, and activities shall be prohibited as home occupation uses: adult entertainment establishments, kennels, stables, veterinarian clinics; medical and dental clinics; restaurants, clubs, and drinking establishments; motor vehicle repair or small engine repair; funeral parlors; adult businesses, limousine service (with over two (2) limousines or over (1) non-emergency transport vehicle), taxi service, wrecker service, solid waste or sanitary sewer service/vehicle or a business requiring a Federal Alcohol, Tobacco & Firearms license.

**Penalty:**

**Resolve by date:**

**Closed date:**

**Conditions Observed/Corrective Action Required:**



## Inspections

Inspection #	Inspection Type	Status	Date	Inspection Notes	Inspector
24-0264	Code Enforcement Inspection	Pending	July 15, 2024		Mike Lype

Listing of All Actions Related to Violation Number: 24-0095  
July 11, 2024 01:47PM **Violation Created**  
New Violation #24-0095 - Generated From Complaint #24-0113

July 11, 2024 01:47PM **Inspection #24-0264 - Scheduled**  
Inspection #24-0264 has been scheduled for this violation.

July 18, 2024 10:20AM **Notice posted, spoke with property owner on phone.**  
Property owner is in the process of applying for rezone, was instructed cease commercial storage until rezone was complete.



7/15/24, 10:40 AM  
GA, Oxford



7/15/24, 10:40 AM  
GA, Oxford



Taney

Rezone Application # 224080001  
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 10-03-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 11-5-2024 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

Map/Parcel C0300204 1.18 acres - 720 Cannon farm Rd.  
Applicant Name/Address/Phone # C0300203 2.48 acres - 740 Cannon farm Rd.  
Property Owner Name/Address/Phone

Michael + Stephanie Holbrook

1646 Cook Rd.

Same

Oxford GA 30054

E-mail address: TGA1973@outlook.com (If more than one owner, attach Exhibit "A")

Phone # 6783438236  
770 882 1677

Phone # Same

Location: 720-740 Cannon Farm Rd. Oxford GA 30054 Requested Zoning B2 with outside storage Acreage 3.66

Existing Use of Property: Personal/Residential

Existing Structures: YES mobile home on 720 Cannon farm Rd. - will be demoed.  
Barn on 740 Cannon farm Rd.

The purpose of this rezone is to be allowed to store landscaping materials and satellite location for Turfing Georgia LLC

Property is serviced by the following:

Public Water: YES Provider: Walton County water Well: NO

Public Sewer: NO 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 \_\_\_\_\_ Date 7/8/24 Fee Paid \$ 450.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North A2 South B2  
East R1B2 West A2

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

Commission District: 3-Timmy Shelnett 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 + Storage  
 Convenience Store  
 Vape Shop  
 Residential

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

Due to existing zoning the property can be no more than Residential in A Business 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;

Due to nature of Business I see no negative impact. My Business promotes Green energy Produced by the Plants and grass I install.

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

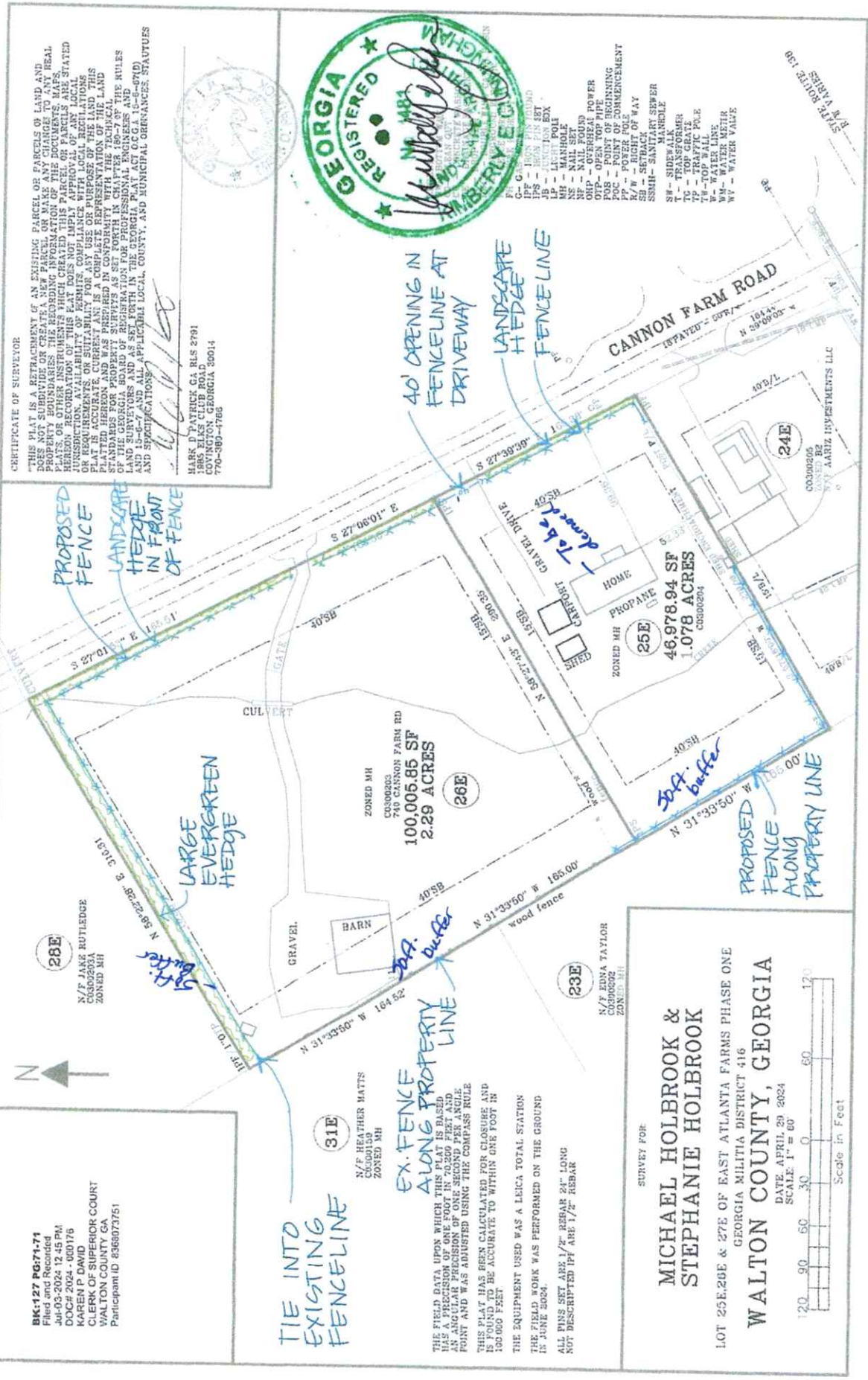
The Public will gain access to a professional Full Service Landscaping Company and access to any necessary supplies needed to keep their home Beautiful. This will give closer access.

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

Central location to Walton,  
Newton, Rockdale and  
DeKalb! Easy Access to  
Hwy 138.

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



CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGE TO ANY REAL PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE REAL PROPERTY HEREON RECORDED IN THIS PLAT DOES NOT IMPLY APPROVAL OF THE REALITY HEREON STATED UNLESS THE SURVEYOR HAS BEEN ADVISED IN WRITING BY THE CLIENT THAT THE REALITY HEREON STATED IS NOT ACCURATE. CURRENTLY, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND PLATED HEREON AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND A SURVEYOR IN GOOD STANDING IN THE STATE OF GEORGIA AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES AND SPECIFICATIONS."

MARK D. WATKINS, S.E.  
 1985 ELIAS CLUB ROAD  
 COVINGTON, GEORGIA 30014  
 770-389-4766



- G - GROUND
- IPF - IRON PIN FOUND
- IPB - IRON PIN SET
- IP - IRON PIN
- LP - LIGHT POLE
- MH - MANHOLE
- NS - NAIL SIGN
- OHP - OVERHEAD POWER
- OTIP - OPEN TOP PIPE
- POS - POINT OF BEGINNING
- PP - POWER POLE
- R/W - RIGHT OF WAY
- SSMH - SANITARY SEWER
- SW - SIDEWALK
- TC - TRUCK CORNER
- TR - TRAFFIC POLE
- TT - TOP BALL
- WL - WATER LINE
- WV - WATER VALVE

BK:127 PG:71-71  
 Filed and Recorded  
 Jul-03-2024 12:45 PM  
 DOC# 2024 - 000176  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY GA  
 Participant ID: 8365073751

TIE INTO EXISTING FENCE LINE

EX. FENCE ALONG PROPERTY LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 70,200 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 130,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION

THE FIELD WORK WAS PERFORMED ON THE GROUND IN JUNE 2024.

ALL PINS SET ARE 1/2" REBAR 24" LONG NOT DESCRIBED IF ARE 1/2" REBAR

SURVEY FOR

**MICHAEL HOLBROOK & STEPHANIE HOLBROOK**

LOT 25E.26E & 27E OF EAST ATLANTA FARMS PHASE ONE  
 GEORGIA MILITIA DISTRICT 416  
**WALTON COUNTY, GEORGIA**

DATE: APRIL 29, 2024  
 SCALE: 1" = 60'

Scale in Feet

PROPOSED FENCE

LANDSCAPE HEDGE IN FRONT OF FENCE

40' OPENING IN FENCE LINE AT DRIVEWAY

LANDSCAPE HEDGE FENCE LINE

LARGE EVERGREEN HEDGE

30' A. buffer

PROPOSED FENCE ALONG PROPERTY LINE

28E  
 N/F JAKE RUTLEDGE  
 CO300203A  
 ZONED MH

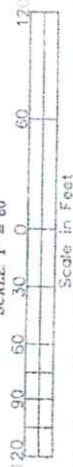
31E  
 N/F HEATHER MATTS  
 CO300203  
 ZONED MH

23E  
 N/F EDNA TAYLOR  
 CO3000292  
 ZONED MH

26E  
 100,005.85 SF  
 2.29 ACRES  
 ZONED MH  
 CO300203  
 740 CANNON FARM RD

25E  
 46,978.94 SF  
 1.078 ACRES  
 ZONED MH  
 CO300203

24E  
 CO300205  
 N/F ARIZ INVESTMENTS LLC



LETTER OF INTENT

8/1/2024

The intended purpose of this property is to serve as a location to hold Turfing Georgia LLC landscaping supplies and equipment. This gives Turfing Georgia LLC a centrally located location east of Atlanta. The double wide 720 Cannon Farm Rd. will be removed and lot will be used for outside storage. 740 Cannon Farm Rd. will be used for storage of supplies and equipment.

Thank You,

Michael Holbrook

Turfing Georgia LLC

770-882-1677



# Planning and Development Department Case Information

Case Number: CU24090002

Meeting Dates: Planning Commission 10-03-2024

Board of Commissioners 11-05-2024

Applicant/Owner:

John McGaha  
420 John Deere Road  
Monroe, Georgia 30656

Current Zoning: B2

Request: Conditional Use on 29.51 acres in B2 zoning for outdoor storage.

Address: 1841 GA Hwy 11 and John Deere Road, Monroe, Georgia 30656

Map Number/Site Area: C0880029

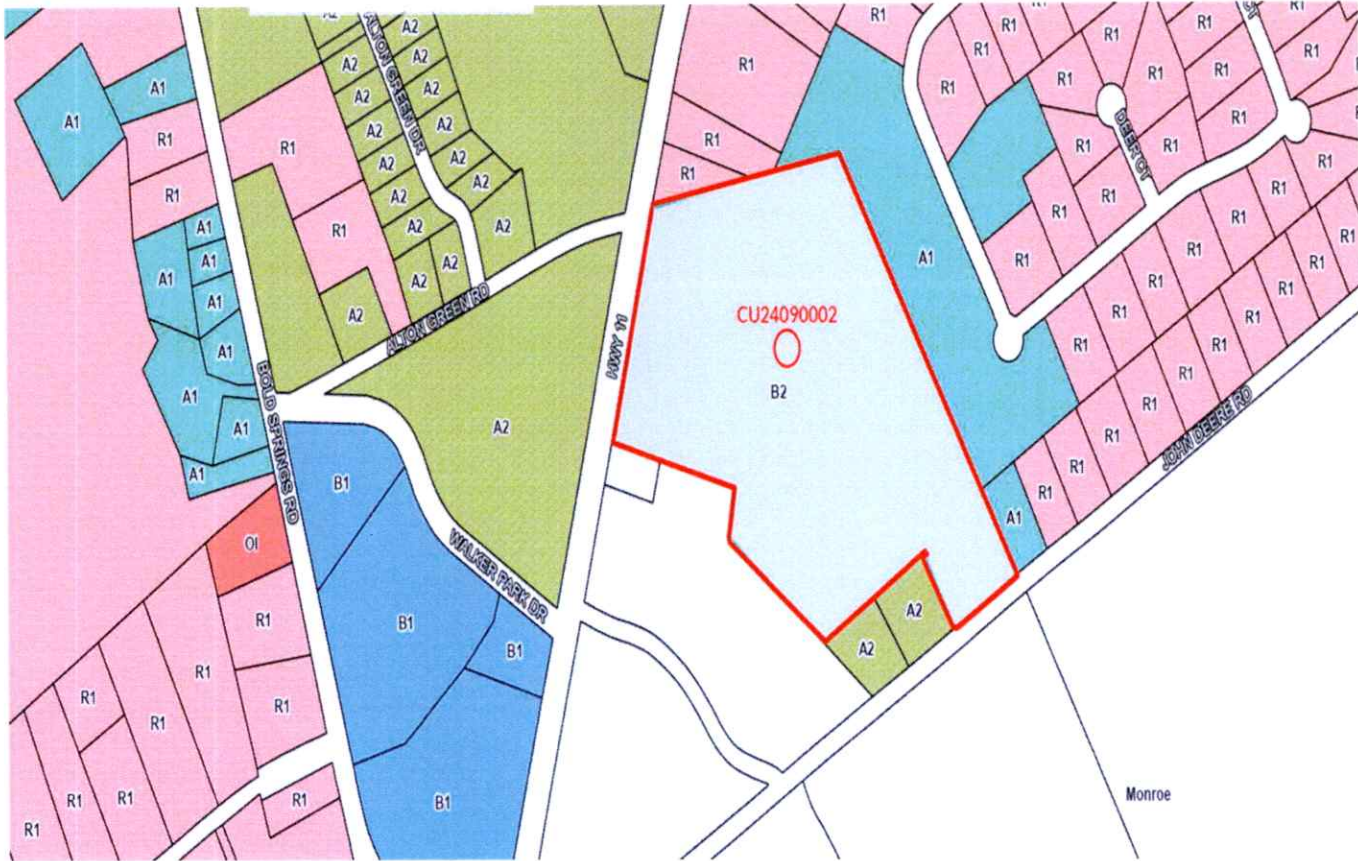
Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy Kemp

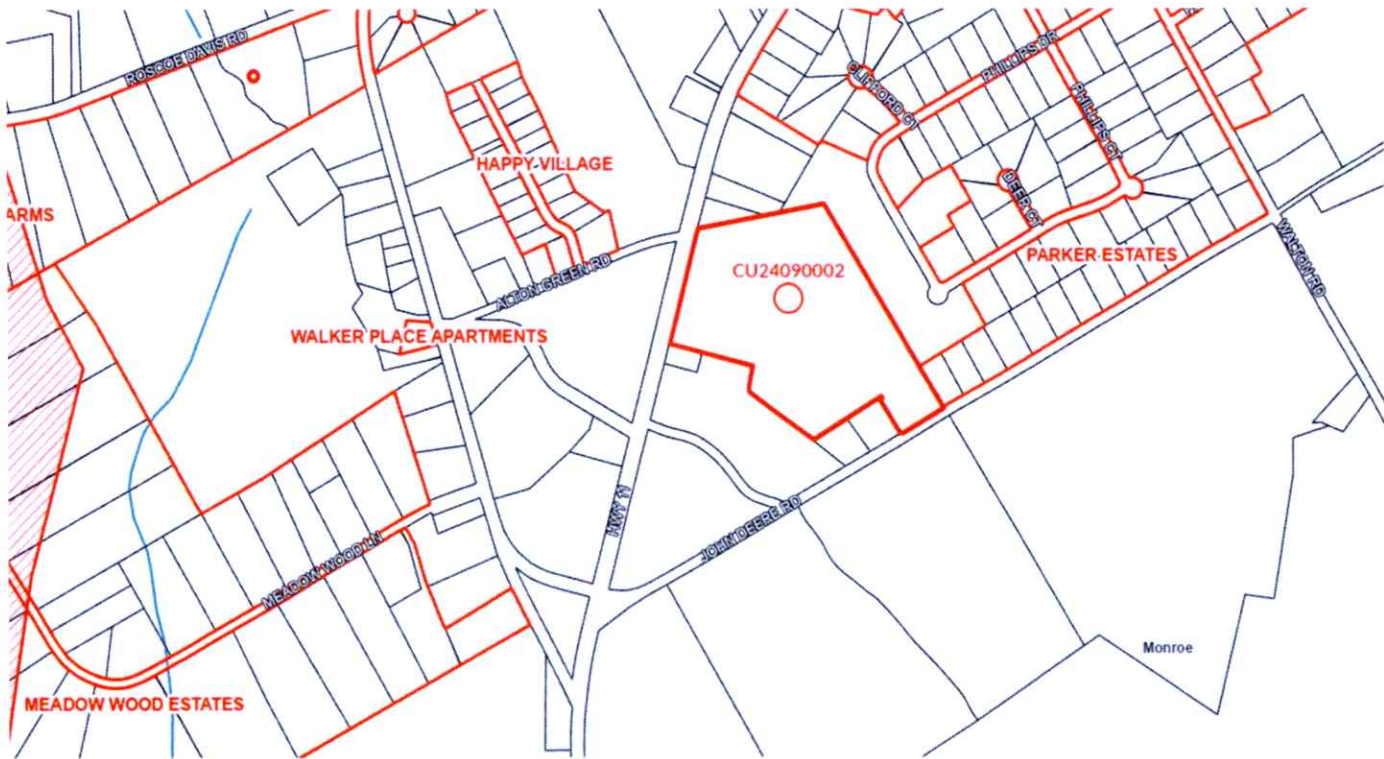
Existing Site Conditions: Properties consist of 29.51 acres total and contains a building, self-storage units and a cell tower.



The surrounding properties are zoned R1, A1, A2 and City of Monroe.

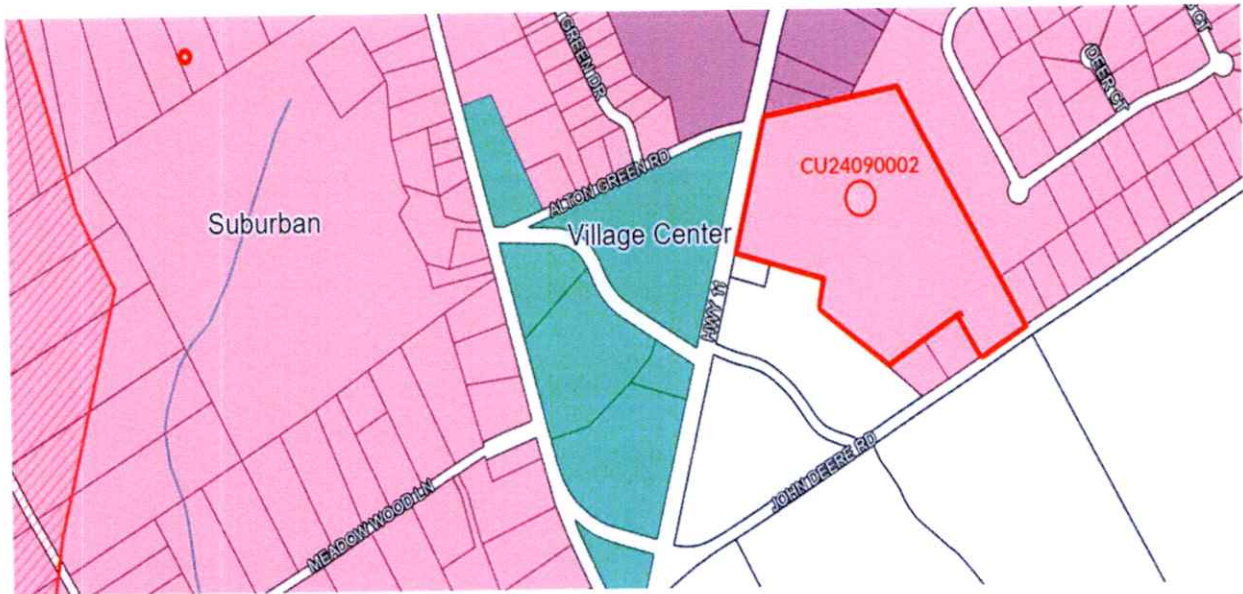


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:**

CU98652	Geri B. Bradshaw	A-2 Conditional Use – Christian School 29.94	C088-29 1841 Highway 11	Approved
Z99699	John A McGaha	A-2 to B-2	C088-29spl	Approved
CU06080004	Southeast Towers	Conditional Use Cell Tower	C088-29 1841 Ga Hwy 11	Approved
V08010007	Alcovy Surveying	Reduce transitional buffer adjacent to the sanctuary house property from 50" to 15' Buffer 29.5	C088-29 1841 Ga Hwy 11	Approved as requested at meeting

**Staff Comments/Concerns:** This property is already zoned commercial B2.

**Comments and Recommendations from various Agencies:**

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



**Sheriffs' Department:** No comment received.

**Water Authority:** This property is located within the City of Monroe service area.

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500 ft. Provide fire apparatus access road.

**Fire Department Review:** Added fire risk with large combustible materials.

**Board of Education:** No issues with this request.

**DOT Comments:** Will require GDOT coordination, Have applicant to e-mail [Chash@dot.ga.gov](mailto:Chash@dot.ga.gov) for conceptual review.

**City of Monroe:** Sent an e-mail to Logan with City of Monroe to see if he had any comments. (No comment received)

**PC ACTION 10/3/2024:**

1. CU24090002-Conditional Use on 29.51 acres for outdoor storage-Applicant/Owner: John McGaha-Property located on 1841 Hwy 11 & John Deere Rd-Map/Parcel C0880029-District 6.

**Presentation:** John McGaha represented the case. He would like to take 4 or 5 acres between the building and the mini warehouse in the back and turn into parking for tractor trailers, RV's, boats and campers and this will be the storage area.

Tim Hinton asked if it was the part between the office building and self-storage and Mr. McGaha stated that was correct.

Mr. McGaha stated that there is no fence, but he will be putting up fencing and cameras.

Tim Hinton asked how tractor trailers could get in or we he have two entrances and Mr. McGaha stated that they can use current drive and will have a gate and code for parking.

Tim Hinton stated that GDOT will have to approve the entrance and McGaha stated that if this is an issue then he will only store campers, RV's and boats.

**Tim Hinton said that you will probably need to do site work as far as drainage. Mr. McGaha said it might not be much because he has a detention pond.**

**Tim Hinton said that there is an Ordinance Amendment about asphalt requirement which hasn't been approved yet, but gravel seems like a good option.**

**Tim Hinton asked what would be fenced and would it be the entire 29.5 acres, or will it be the part that is being used for outdoor storage and Mr. McGaha stated that he will only fence the area being used and it will be completely fenced.**

**Mr. Hinton asked about an entry point off of John Deere Road and Mr. McGaha said that there will not be an entry off of John Deere Road.**

**Speaking: Terrell Albright who lives at 620 John Deere Road spoke. He bought this property about 5 or 6 years ago. He stated that there are not many homes on John Deere Road. He is worried about the whole area, and it is going to look like the putt-putt golf course that is there now.**

**Billy Mitchell stated that he owns property at 869 John Deere Road, 500 John Deere Road and 680 John Deere Road. He said that Mr. McGaha's property is commercial and there is nobody living on the property, and this is just an addition to the property, and he has no problem with Mr. McGaha's request.**

**Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: 1. Fence area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced 2. Explore secondary entrance point and no entry off John Deere Road with a second by Wesley Sisk. The motion carried unanimously.**

Conditional Use Application # CU24090002

Planning Comm. Meeting Date 10-3-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 11-5-2024 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

**Map/Parcel** c0880029

**Applicant Name/Address/Phone #** **Property Owner Name/Address/Phone**

JOHN A McGAHA SAME AS APPLICANT

420 JOHN DEERE ROAD \_\_\_\_\_

MONROE, GA 30656 \_\_\_\_\_  
(If more than one owner, attach Exhibit "A")

Phone # 770-313-8518 Phone # \_\_\_\_\_

Location 1841 GA HWY. 11 MONROE, GA 30656. Present Zoning B2 Acreage 29.68 29.51

Existing Use of Property: DRIVING RANGE, CAR LOT AND STORAGE

Existing Structures: EXISTING COMMERCIAL BUILDING, STORAGE BUILDING, AND USED CAR LOT

Property is serviced by:

Public Water: \_\_\_\_\_ Provider: \_\_\_\_\_ Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: TO REQUEST FOR THE EXPANSION OF THE EXISTING FACILITY TO ALLOW FOR THE STORAGE OF BOATS, RVS AND TRUCKS.

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 08-29-24 \$ 350.00 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 B2 Surrounding Zoning: North R1/A South Monroe  
East A1 West A2

Comprehensive Land Use: Suburban

Commission District: 6-Kidley Dixon Watershed: \_\_\_\_\_

I hereby withdraw the above application \_\_\_\_\_ Date: \_\_\_\_\_

## Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

### Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.

Yes, see attached conceptual plan.

2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.

No hinderance anticipated.

3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.

Provided, see attached conceptual plan.

4. Public facilities and utilities are capable of adequately serving the proposed use.

Yes. No additional capacity required for this storage facility.

5. The proposed use will not adversely affect the level of property values or general character of the area.

The proposed use will be an expansion of similar existing use, therefore no adverse impacts anticipated.

### Disclosure of Campaign Contributions

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

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

yes  no

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

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

This disclosure must be filed when the application is submitted.

JKM.A 09-02-24  
Signature of Applicant/Date

Check one: Owner  Agent

3-26-24 \$500. DAVID THOMPSON

August 29, 2024

TO: Walton County Planning and Development  
127 Court St.  
Monroe, Georgia 30655

SUBJECT: Letter of Intent, McGaha's Storage Expansion

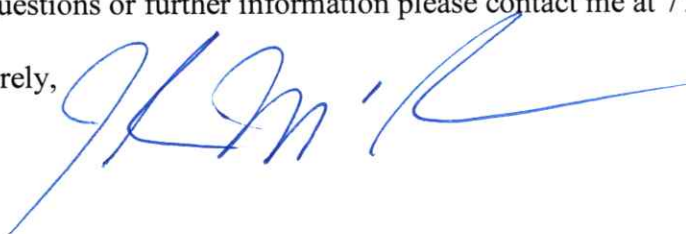
To Whom It May Concern,

A Conditional Use Permit of 29.68 acres is requested for Tax Parcel C0880029, located at 1841 GA Hwy. 11, Monroe, GA 30656, for the purpose of expanding the use of the current property as a boats, RVs and trucks storage.

We look forward to developing this property in Walton County, as we feel it fits with the current development patterns in the area and will complement the needs of both Walton County and our proposed business.

For questions or further information please contact me at 770-313-8518.

Sincerely,



John McGaha  
Owner

**A-C-E.**  
**ALCOY CONSULTING ENGINEERING**  
**AND ASSOCIATES, LLC.**  
 P.O. BOX 1100  
 405 GORDON ROAD  
 GAINESVILLE, GA 30606  
 Phone: 770-466-4002  
 ltopice@acel.com

This drawing and any permit applications, specifications, or other documents prepared by Alcoy Consulting Engineering and Associates, LLC and its consultants, are the property of Alcoy Consulting Engineering and Associates, LLC. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Alcoy Consulting Engineering and Associates, LLC.



**CONDITIONAL USE PERMIT**

**PROPOSED MCGAHA'S STORAGE EXPANSION**

TAX PARCEL: C08880029  
 LAND LOT: 77  
 3RD DISTRICT  
 1841 GA HWY. 11  
 WALTON COUNTY, GA

7/28/24  
 SCALE: 1" = 100'

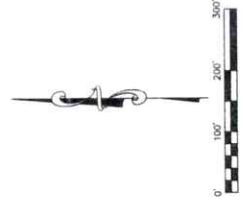
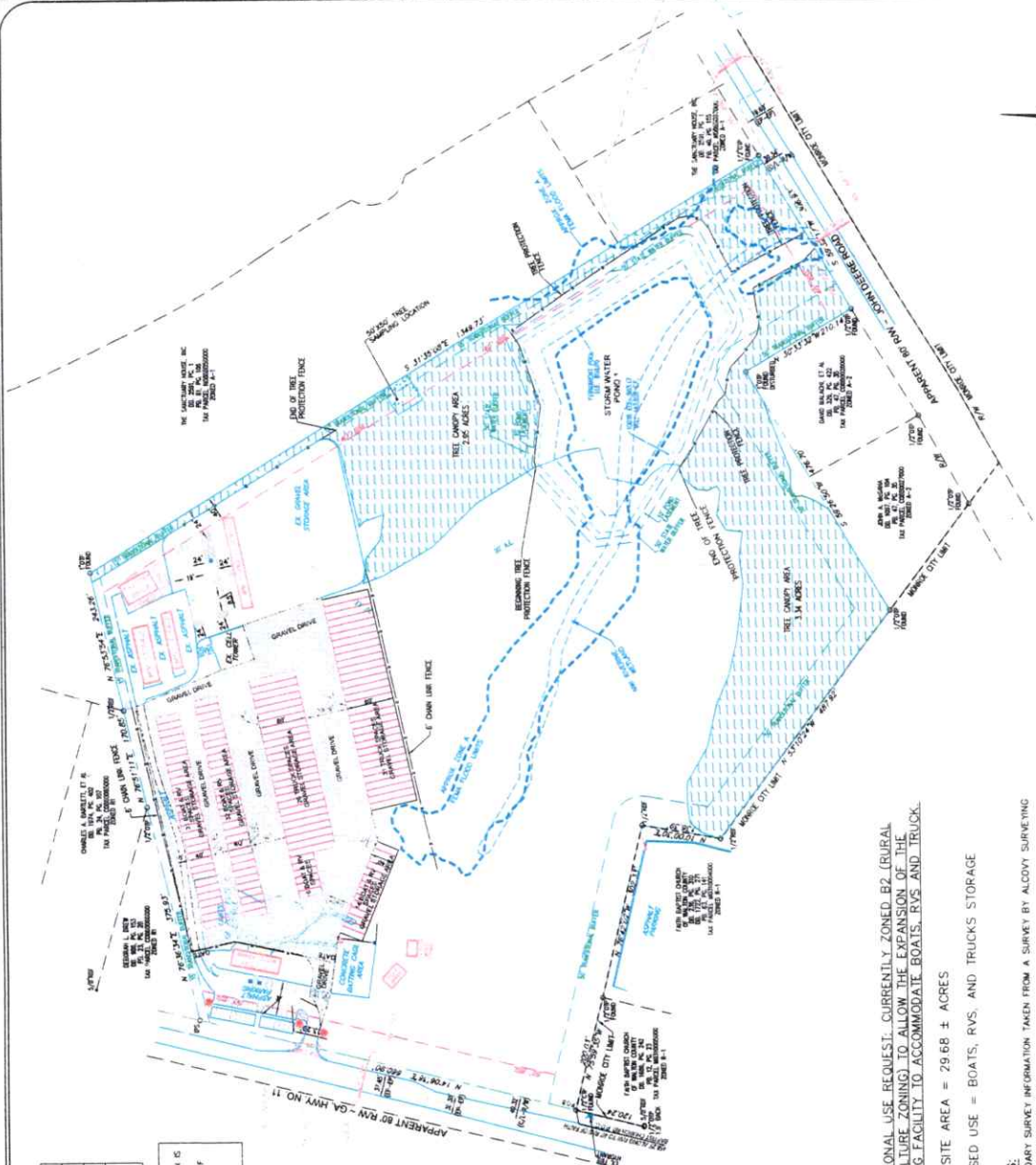
OWNER / DEVELOPER

JOHN MCGAHA  
 420 JOHN DEERE ROAD  
 MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT  
 MR. JOHN MCGAHA  
 770-313-8518

NO.	DATE	DESCRIPTION

Item 6.23.  
 JOB No. 07  
 CUF



**GEORGIA811**  
 www.Georgia811.com

TOTAL SITE AREA = 29.68 ACRES
TOTAL DISTURBED AREA = 33 ACRES
THERE ARE STATE WATERS ON THE SITE
THE STATE WATERS ARE INDICATED BY A BLUE HATCH PATTERN
STATE WATERS ARE INDICATED BY A BLUE HATCH PATTERN
INDICATES WETLANDS ON THE PROPERTY

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA. THE FLOOD HAZARD AREA IS INDICATED BY A BLUE HATCH PATTERN. THE FLOOD HAZARD AREA IS DESIGNATED BY FIRM PANEL 13297C030F DATED DECEMBER 15, 2022.



CONDITIONAL USE REQUEST... CURRENTLY ZONED B2 (RURAL AGRICULTURE ZONING) TO ALLOW THE EXPANSION OF THE EXISTING FACILITY TO ACCOMMODATE BOATS, RVs AND TRUCKS.

TOTAL SITE AREA = 29.68 ± ACRES

PROPOSED USE = BOATS, RVs, AND TRUCKS STORAGE

**NOTES:**

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOY SURVEYING AND ENGINEERING, INC.
- THERE ARE NW WETLANDS ON THE SITE. LIMIT SHOWN.
- THERE ARE STATE WATERS ON SITE.
- A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FIRM PANEL 13297C030F DATED DEC 15, 2022.

**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 Between, 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” (C0750160) attached hereto, from the City of Monroe, Georgia. Subject property shall be annexed with a zoning classification of A1.

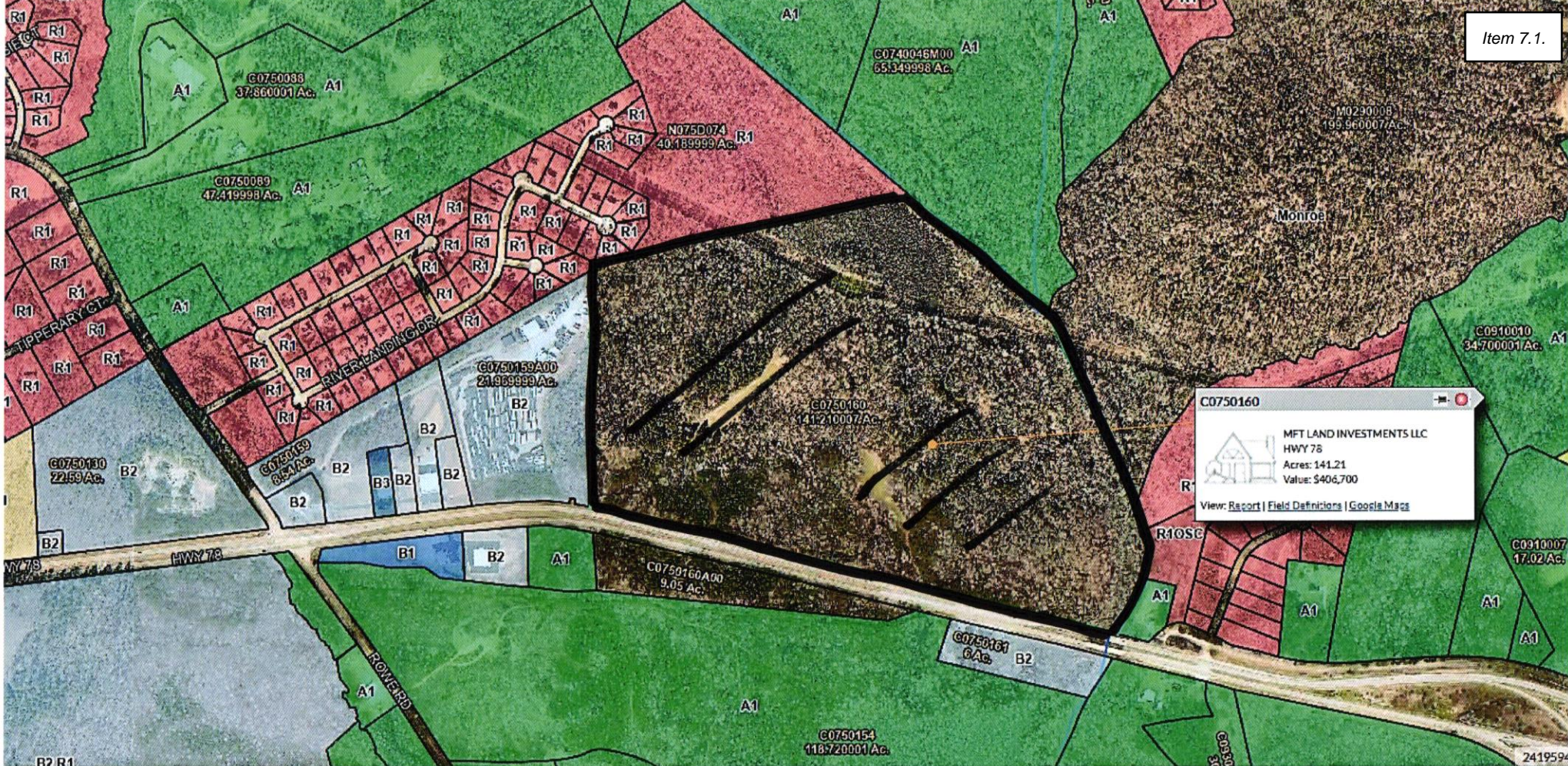
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
David G. Thompson, Chairman  
Walton County Board of Commissioners

Attest: \_\_\_\_\_  
Rhonda Hawk, County Clerk  
Walton County, Georgia

[COUNTY SEAL]



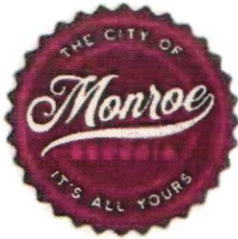


**C0750160**

MFT LAND INVESTMENTS LLC  
 HWY 78  
 Acres: 141.21  
 Value: \$406,700

[View: Report](#) | [Field Definitions](#) | [Google Maps](#)

0750160	Owner	MFT LAND INVESTMENTS LLC	Last 2 Sales			
Commercial		574 CONYERS RD	Date	Price	Reason	Qual
Monroe		LOGANVILLE, GA 30052	2/23/2023	\$450000	TR	U
1.21	Physical Address	HWY 78	2/11/2022	\$423630	LM	Q
	Appraised Value	Value \$406700				



# CITY OF MONROE PETITION FOR DEANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, THE UNDERSIGNED, AS OWNER OF ALL REAL PROPERTY OF THE DESCRIBED HEREIN, RESPECTFULLY REQUEST THAT THE CITY COUNCIL DEANNEX THIS TERRITORY OUT OF THE CITY OF MONROE, GEORGIA, AND REMOVE THIS TERRITORY FROM THE CITY BOUNDARIES.

### TERRITORY TO BE DEANNEXED; IDENTIFICATION & DESCRIPTION

Property Address (or physical location): Highway 78 at Alcovy River  
Parcel #(s): C0750160  
Acreage/Square Feet: 141.21 Council Districts: District 1

### PROPERTY OWNER INFORMATION

Property Owner: MFT Land Investments LLC Phone #: 770-715-2800  
Address: 574 Conyers Road, Suite 200 City: Loganville State: GA Zip: 30052

### REQUIRED SUBMITTAL ITEMS

- Completed Petition for Deannexation
- Deed
- Typed Legal Description
- Proof of all property taxes paid in full
- Survey Plat
- Walton County resolution consenting to deannexation

WHEREFORE, THE PETITIONERS PRAY THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, PURSUANT TO THE PROVISIONS OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, GEORGIA LAWS, DO BY PROPER ORDINANCE DEANNEX SAID PROPERTY ABOVE IN ORDER TO BE REMOVED FROM THE CITY LIMITS OF THE CITY OF MONROE, GEORGIA.

SIGNATURE: [Signature] DATE: 9-27-2024

NOTARY PUBLIC: Melinda Landrum  
SWORN TO AND SUBSCRIBED BEFORE THIS 27<sup>th</sup> DAY OF September, 20 24  
NOTARY SIGNATURE: [Signature]  
DATE: 9/27/2024 SEAL:



### DE-ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF Monroe TO DE-ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION

**PLEASE LIST THE APPLICANT NAME REQUESTING DE-ANNEXATION**

APPLICANT NAME:	<u>MFT Land Investments LLC</u>
APPLICANT ADDRESS:	<u>574 Conyers Road, Suite 200</u>
CITY, STATE & ZIP:	<u>Loganville, GA 30052</u>
TELEPHONE NUMBER:	<u>770-715-2800</u>

**PROPOSED PROPERTY TO BE DE-ANNEXED**

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED:	<u>Highway 78 at Alcovy River</u>
(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED:	
(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED:	
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED:	<u>Agriculture</u>

- PRESENT ZONING CLASSIFICATION Planned Community Development
- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 141.21
- TAX MAP NUMBER/PARCEL NUMBER C0750160
- HOUSING UNITS N/A

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF REGISTERED VOTERS
- (2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1)
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF HOUSING UNITS.
- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.
 

<input type="checkbox"/>	CAUCASIAN	<input type="checkbox"/>	LATINO
<input type="checkbox"/>	AFRICAN AMERICAN	<input type="checkbox"/>	OTHER
- (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

[Signature]  
SIGNATURE OF APPLICANT

9-27-2024  
DATE

**OWNERSHIP VERIFICATION**

The undersigned is the applicant/owner of an interest in the lands described in the attached De-Annexation Application, which proposes to amend the Official Zoning Map of Walton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

141.21 acres' on Hwy 78 with parcel number C0750160

*Describe parcel or parcels and nature of interest  
and percentage of interest*

I hereby appoint NED BUTLER  
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached de-annexation application.

*NB* VP  
(Owner's Name)  
MFT Land Investments, LLC  
NED BUTLER, Vice President

Sworn to and subscribed  
Before me, this 27<sup>th</sup> day  
of September, 2024

*Melinda Landrum*  
Notary Public





**After Recording Return To:**  
McMichael & Gray, P.C.  
170 Bankers Blvd, 100-A  
Monroe, GA 30655

**Order No.:** LOG-230158-PUR

**Property Appraiser's Parcel I.D. Number:**  
C0750-00000-160-000

**BK:5275 PG:47-48**  
Filed and Recorded  
Mar-02-2023 10:29 AM  
DOC# 2023 - 001915  
Real Estate Transfer Tax  
Paid: \$ 450.00  
1472023000805  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 7339863107

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FULTON**

THIS INDENTURE, made this 23rd day of February, 2023, between

**Blue Eagle Land Investments, LLC, a Georgia Limited Liability Company**

as party or parties of the first part, hereinafter called Grantor, and

**MFT Land Investments, LLC**  
**, a Georgia Limited Liability Company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

**After Recording Return To:**  
McMichael & Gray, P.C.  
170 Bankers Blvd, 100-A  
Monroe, GA 30655

**Order No.:** LOG-230158-PUR

Property Appraiser's Parcel I.D. Number:  
C0750-00000-160-000

THIS DOCUMENT HAS BEEN  
E-RECORDED AT  
BOOK 5275 PAGE 47-48  
COUNTY WALTON STATE GA  
DATE 3/2/2023 TIME: 10 29 A.M./P.M.

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FULTON**

THIS INDENTURE, made this 23rd day of February, 2023, between

**Blue Eagle Land Investments, LLC, a Georgia Limited Liability Company**

as party or parties of the first part, hereinafter called Grantor, and

**MFT Land Investments, LLC  
, a Georgia Limited Liability Company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

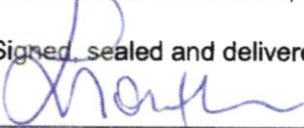
All that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

71.29 feet to a point; thence South 14 degrees 12 minutes 02 seconds East 72.50 feet to a point; thence South 09 degrees 57 minutes 53 seconds West 136.31 feet to a point; thence 01 degree 04 minutes 14 seconds West 110.83 feet to a point; thence South 57 degrees 30 minutes 30 seconds West 29.56 feet to a point; thence South 38 degrees 17 minutes 06 seconds West 321.72 feet to a corrugated metal designated as "Point B" on the above-referenced survey, which "Point B" is located on the northeastern right of way of U.S. Highway 78; thence along the northeastern right of way line of U.S. Highway 78 (having a 158 foot right of way) North 76 degrees 07 minutes 19 seconds West 2.871.72 feet to a point; thence continuing along the northwestern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 69.27 feet, said arc being subtended by a chord having a bearing of North 75 degrees 49 minutes 00 seconds West 69.27 feet to a point; thence North 14 degrees 11 minutes 14 seconds East 25.28 feet to a point; thence North 77 degrees 58 minutes 58 seconds West 25.09 feet to a point; thence South 14 degrees 05 minutes 03 seconds West 24.50 to a point located on the northeastern right of way line of Highway U.S. 78; thence continuing along the northeastern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 271.17 feet to the true point of beginning, said arc being subtended by a chord bearing North 77 degrees 42 minutes 36 seconds West a distance of 271.14 feet.

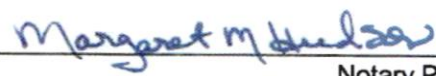
SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor. **IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:  
  
\_\_\_\_\_  
Unofficial Witness

Blue Eagle Land Investments, LLC  
By:  (Seal)  
Ned Butler, Sole Member

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12-01-25  
[Notary Seal]





October 1, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, October 1, 2024 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Timmy Shelnett, Lee Bradford via telephone, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker 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 Thompson recognized Sunday, November 3<sup>rd</sup> as Retired Educator’s Day.

**MEETING OPENING**

Chairman Thompson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

**ADOPTION OF AGENDA**

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

**DISCUSSION**

County Manager's Report/Update

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

**ADMINISTRATIVE CONSENT AGENDA**

- 1. Approval of September 10, 2024 Meeting Minutes
- 2. Contracts & Budgeted Purchases of \$25000 or Greater
- 3. Declaration of Surplus
- 4. Declaration of Surplus - Sheriff’s Office
- 5. Walton Co. Sheriff’s Office - Renewal Agreement - Loganville Christian Academy
- 6. Contract - Lux Mitigation - Hazard Mitigation Plan 2024 Update - EMA
- 7. Acceptance of Right of way - .029 acres Sardis Church at Youth-Monroe Rd.
- 8. MOU - Talkgroup Access Agreement - Newton/Walton - 911

*Motion: Commissioner Adams made a motion, seconded by Commissioner Shelnett, to approve the Administrative Consent Agenda. All voted in favor.*

**PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations on the proposed Ordinance Amendment 24060019-1, 1-21.

***Motion:** Commissioner Adams made a motion to table until a work session could be held to discuss the amendments and to have citizen input. Commissioner Warren seconded the motion; voted and carried unanimously.*

**FINANCE**

Reeves Young - Walnut Grove Park - Change Order #4 - Changes Kitchen Equipment

***Motion:** Commissioner Dixon made a motion to approve change order #4 for kitchen equipment in the amount of \$57,862.04. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford abstained. The motion carried 5-1.*

Reeves Young - Walnut Grove Park - Change Order #8 - French Drain Ground Water Remediation System

***Motion:** Commissioner Adams made a motion to approve change order #8 for a French Drain, Ground Water Remediation System in the amount of \$54,475.25. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford abstained. The motion carried 5-1.*

**ADJOURNMENT**

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 6:37 p.m.*

All documents of record for this meeting are on file in either the addendum book or auxiliary file under this meeting date.

\_\_\_\_\_  
DAVID G. THOMPSON, CHAIRMAN

\_\_\_\_\_  
RHONDA HAWK, COUNTY CLERK

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

November 5, 2024

Department	Fund	Description	Payee	Amount
<b>Budget Year FY 25</b>				
	100	Premium for November 2024- <i>For the Record</i>	One America	\$ 36,967.37
	100	Release Performance Bond- <i>For the Record</i>	Bassett Signature Homes LLC	\$ 69,900.00
	Various	Replenish Funds in Health Benefits- <i>For the Record</i>	Walton Co. Health Benefits Trust	\$ 500,000.00
	Various	Replenish Funds In Workers Comp- <i>For the Record</i>	Walton Co BOC	\$ 41,622.00
<b>Law</b>				
	1530 100	General Legal Fees- <i>For the Record</i>	Atkinson Feruson LLC	\$ 26,740.22
<b>Jail</b>				
	3325 100	Housed Out Inmates September	Barrow Co Board of Commissioners	\$ 52,910.00
	3325 100	Housed Out Inmates August	Washington Co Board of Commissioners	\$ 32,010.00
	3325 100	Inmate Medical Specialty Care	Correct Health	\$ 62,959.69
	3325 100	Inmate Medical-December 2024	Correct Health	\$ 184,305.01
<b>Splost 2013</b>				
	3325.13 322	Jail Access Road- <i>For the Record</i>	Precision Planning Inc	\$ 11,520.00
<b>Jail Bond 2021</b>				
	3325.22 315	Construction Cost- <i>For the Record</i>	Comprehensive Program Services	\$ 60,000.00
	3325.22 315	Engineering Services August- <i>For the Record</i>	McCarthy Barnsley II	\$ 5,812,874.74
	3325.22 315	Mortuary Lift System	Mortuary Lift Company Inc	\$ 32,260.20
	3325.22 315	Fiscal Agent's Fees- <i>For the Record</i>	Regions Bank	\$ 2,430.00
<b>Fire Fighting</b>				
	3520.270 270	Yearly Scheduling Software Subscription	Target Solutions	\$ 27,894.50
<b>Traffic Op Splost 2019</b>				
	4270.19 323	New Paved Roads	Peek Pavement Marking LLC	\$ 54,778.35

Department	Fund	Description	Payee	Amount
<b>Water</b>				
	4446 507	Water and Testing - <i>For the Record</i>	Cornish Creek Water Fund	\$ 207,489.00
	4446 507	Water Used from Ozora Road	Gwinnett County Water Resources	\$ 62,284.39
<b>Water Splost 13</b>				
	4446.13 322	Contract Labor Water Lines	Georgia Department of Transportation	\$ 594,092.00
<b>The Grove 2023</b>				
	6220.23 338	Construction Phase October- <i>For the Record</i>	Ascension Program Management LLC	\$ 7,020.00
	6220.23 338	Professional Engineering Services- <i>For the Record</i>	Matrix Engineering Group Inc	\$ 18,975.00
	6220.23 338	The Grove Park Utility Inspections- <i>For the Record</i>	Precision Planning Inc	\$ 531.35
	6220.23 338	Contruction Services for September 2024- <i>For the Record</i>	Reeves Young LLC	\$ 1,954,908.43
<b>HLC Water Treatment Facility</b>				
	504	Professional Engineering - <i>For the Record</i>	Archer Western Construction	\$ 36,209.00
	504	Water Treatment Facility Monthly Fees- <i>For the Record</i>	Atkinson Ferguson LLC	\$ 17.50
	504	Professional Engineering- <i>For the Record</i>	Engineering Strategies Inc	\$ 16,041.00
	504	Professional Engineering - <i>For the Record</i>	Jacob's Engineering	\$ 65,331.13
	504	HLC Management- <i>For the Record</i>	Precision Planning	\$ 21,151.25
<b>Hard Labor Creek</b>				
	4405 508	Daily monitoring of traps- <i>For the Record</i>	Alan D Barton	\$ 2,500.00
	4405 508	Bush Hogging, Mowing, Trimming, & Fence Line- <i>For the Record</i>	GroundsMen LLC	\$ 8,475.00
	4405 508	HLC O&M Fees- <i>For the Record</i>	Precision Planning Inc	\$ 3,070.97
	508	HLC Apalachee River Intake- <i>For the Record</i>	Atkinson Ferguson LLC	\$ 122.50
				\$10,007,390.60

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT  
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2025  
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, David Thompson (Name), the Chairman (Title), on behalf of Walton County Board of Commissioners (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

47785

E-Verify Number

\_\_\_\_\_ (Signature)

Sworn to and subscribed before me,

\_\_\_\_\_ (Print)

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor / Commission Chairperson

In the presence of:

\_\_\_\_\_ (Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL (required):

My Commission Expires:

NOTARY PUBLIC SEAL (required):

Walton County Board of Commissioners

2025 Local Maintenance and Improvement Grant (LMIG) Program Priority List

22-Oct-24

Project	Description	Length (miles)	Schedule	Estimated Costs
<i>2025 LMIG Resurfacing Projects</i>			<i>March-Oct. 2025</i>	
1	Centerhill Church Road-from Waterport Road to GA Hwy 20	3.6		\$630,000.00
2	Bullock Ridge Subdivision- Bullock Court, Bullock Drive, Bullock Lane Bullock Trace, Ridge Court	2.8		\$350,000.00
3	Giles Road-from Nunnally Farm Road to Thompson Mill Road	0.80		\$100,000.00
4	Pleasant Valley Road-from Old Monroe Madison Hwy to City of Good Hope	2.00		\$350,000.00
5	Thompson Mill Road-from Giles Road to Broadnax Mill Road	1.00		\$125,000.00
6	Youth Jersey Road-from GA Hwy 138 to Monroe Jersey Road	2.70		\$337,500.00

<b>Total LMIG Program Costs</b>	<b>\$1,892,500.00</b>
2025 LMIG Allocation	\$1,396,070.09
30% Required Local Match (SPLOST)	\$418,821.03
Additional Local SPLOST Funds	\$77,608.88
<b>Total Program Funding</b>	<b>\$1,892,500.00</b>



# WALTON COUNTY EMS

EMERGENCY MEDICAL SERVICES



Item 8.4.

*Ronald E. Almand*

*Director*

770-266-1573

October 28, 2024

Dear Commissioners,

On November 5, 2024, I will be requesting approval to change from our current bad debt collection service which is Collections Services of Athens, to Credit Bureau Associates out of Tifton. I am requesting the change due to a change in management at Collection Services of Athens and their decrease in collections of bad debt for Walton County EMS.

Credit Bureau Associates comes highly recommended. Our county attorney has reviewed the proposed contract and approved. It will be on the consent agenda. I am requesting approval and permission to move ahead with this change.

Please contact me with any questions.

Thank you,

Ronnie

Main office 770-266-1690  
1110 E. Spring St.  
Suite 300  
Monroe, GA 30655



Ronnie Almand <ralmand@co.walton.ga.us>

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## Credit Bureau Associates

1 message

---

Charles M. Ferguson, Jr. <cferguson@atkinsonferguson.com>  
To: "ralmand@co.walton.ga.us" <ralmand@co.walton.ga.us>

Thu, Sep 19, 2024 at 3:05 PM

Ronnie:

I reviewed the Credit Bureau Associates Agreement for Collection Services that you provided. It looks fine to me.

Thanks,

Chip

CHARLES M. FERGUSON, JR.

**ATKINSON | FERGUSON, LLC**

118 Court Street, Monroe, Georgia 30655

main 770.267.3000 direct 770.267.3003 email: cferguson@atkinsonferguson.com

[www.atkinsonferguson.com](http://www.atkinsonferguson.com)

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This message is being sent by or on behalf of a lawyer. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by email and delete all copies of this message. Thank you.



## CREDIT BUREAU ASSOCIATES

Agent for TRANS UNION Credit Information Co.

Tifton Division  
 321 Main St.  
 Tifton, Georgia 31794  
 Telephone: (229) 382-5801  
 Fax: (229) 382-2677

### AGREEMENT FOR COLLECTION SERVICES

AGREEMENT, made this day of , 2024, between WALTON COUNTY EMS whose principal place of business is 1110 E SPRING ST, MONROE, GA 30655 and Credit Bureau Associates, (hereinafter referred to as "CBA"), whose principal place of business is 321 Main Street, Tifton, Georgia 31794.

WITNESSETH,

WHERE AS, WALTON COUNTY EMS desires, from time to time during the term of this agreement, to submit to CBA for collection certain claims, accounts, or other evidence of indebtedness (hereinafter called "claims"), and

WHERE AS, CBA desires to provide WALTON COUNTY EMS with collection services with respect to said claims.

NOW THEREFORE, for and in consideration of the mutual covenants hereinafter set forth, it is mutually agreed by and between the parties hereto as follows:

1. CBA agrees that all activities of CBA shall be carried out in compliance with all applicable federal, state, and local laws.
2. CBA is insured through American Collectors Association Group Insurance and Bond Program.
3. -WALTON COUNTY EMS hereby warrants that all claims forwarded to CBA will be valid and legally enforceable debts and that WALTON COUNTY EMS will, both before and after forwarding said claims, comply with all applicable federal, state, and local laws with respect thereto. Further, WALTON COUNTY EMS agrees to provide, whenever requested to do so by CBA: written verification of a claim; a copy of the judgment, if any, on which the claim is based; the name and address of the person or entity to whom the debt was originally owed, if different from WALTON COUNTY EMS,

4. If, any court of competent jurisdiction shall rule that any provision of this agreement is invalid or unenforceable, the remaining provisions shall remain in full force and effect and shall not be affected by said ruling.
5. This agreement shall be binding on the heirs, legal representatives, successors and assigns of the parties hereto.
6. WALTON COUNTY EMS and CBA agree that all actions taken by WALTON COUNTY EMS and CBA pursuant to this Agreement shall be in accordance with the TERMS AND CONDITIONS, if any set forth. Said TERMS AND CONDITIONS have been signed by both parties and are hereby made a part of this agreement as fully and effectually as if they were set forth herein, it shall be construed to include said TERMS AND CONDITIONS. The Agreement, including the TERMS AND CONDITIONS, contains the entire agreement between the parties hereto and cannot be amended or modified in any respect except by an amendment in writing.
7. WALTON COUNTY EMS can withdraw from the contract at any time and retain control of any accounts upon said withdrawal with the exception of any account where payment is being remitted or litigation is in process.

TERMS AND CONDITIONS

The parties agree as follows:

**WALTON COUNTY EMS agrees to list accounts under the following terms contingent upon collection.**

**25.0% Flat rate for 1<sup>st</sup> placement bad debt accounts**

**25.0% Legal rate for 1<sup>st</sup> placement bad debt accounts**  
CBA pays all court cost and/or attorneys fees

CBA agrees to remit gross or net of all amounts collected approximately the 10<sup>th</sup> day of each month.

WALTON COUNTY EMS agrees to notify CBA of any payment made to WALTON COUNTY EMS.

It is agreed that CBA is authorized to list accounts with national credit reporting after the account has been placed with CBA for 90 days unless otherwise directed on an individual account basis.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

\_\_\_\_\_  
Credit Bureau Associates

\_\_\_\_\_  
WALTON COUNTY EMS

# AMENDMENT TO BUILD AGREEMENT BETWEEN  
Walton County AND [WINDSTREAM ENITY]

THIS AMENDMENT ("**Amendment**") is dated November 5, 2024 and is by and between Walton County ("**County**") and [WINDSTREAM ENITY] (hereinafter "**WIN**").

WHEREAS, the County and WIN are parties to a Build Agreement, dated January 10, 2023, pursuant to which the County agreed to utilize the proceeds of a Georgia State and Local Fiscal Recovery Fund (SLFRF) Grant awarded to the County by the Georgia Office of Planning and Budget ("OPB") for the purpose of enabling WIN to develop valuable broadband facilities for community residents, and

WHEREAS, the parties acknowledge that they entered into this Build Agreement prior to the United States Treasury's ("Treasury") updated SLFRF Supplementary Broadband Guidance published May 17, 2023, and

WHEREAS, the parties acknowledge that pursuant to this updated Treasury guidance, OPB amended its Terms and Conditions with the County concerning the OPB's administration of its SLFRF grant program to reflect the updated Treasury guidance and to designate the County's SLFRF grant as a Fixed Amount Subaward.

NOW THEREFORE, the parties agree that the Grant Funds awarded to WIN by the County, as a pass-through entity, are classified as a Fixed Amount Subaward, exempt from cost principles and procurement practices of the Uniform Guidance and that the updated Treasury guidance regarding the application of the Uniform Guidance to broadband infrastructure projects and the designation of Grant Funds as a Fixed Amount Subaward applies to this Build Agreement.

IN WITNESS WHEREOF, this Amendment has been duly executed by the authorized representatives of the parties.

County

WIN

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

303 South Hammond Dr  
Suite 333  
Monroe, GA 30655



(770) 266-1715  
(770) 266-1522 FAX  
jennifer.wall@co.walton.ga.us

**BOARD OF COMMISSIONERS**  
**FINANCE DEPARTMENT**

TO: Chairman Thompson and Walton County Board of Commissioners

FROM: Jennifer Wall, Finance Director

RE: Vacation Buy Back/Annual Leave Payout

DATE: November 5, 2024

---

The Board of Commissioners approved the reimplementation of the annual leave payout benefit at the September 12, 2023, Board Meeting. Twice during a fiscal year, and depending on the availability of funds, an employee may request pay for up to 40 hours of accumulated annual leave provided the employee has a minimum of 150 hours annual leave after the buy back.

The purpose of the annual leave payout is to provide an additional benefit for employees who, for reasons of workload, have maxed out on vacation and may lose some of their accumulated time. It is not meant to encourage employees to avoid taking annual leave.

Finance formally requests to amend the FY25 budget to process the vacation buy-back /vacation payouts in December 2024 and May 2025 since these funds were not carried over in the current budget process.

**RESOLUTION**

**WHEREAS**, the budgets of Walton County for Fiscal Year 2025 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 4, 2024, and

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

**THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Walton County, amends the Fiscal Year 2025 budget to make changes to the Fiscal Year 2025 budget as presented in the attached summary schedule.

Adopted this 5th day of November 2024

\_\_\_\_\_  
Chairman, David G. Thompson

Attest:

\_\_\_\_\_  
County Clerk, Rhonda R. Hawk

**AMENDMENT SUMMARY**  
**November 2024 Agenda**

1. **Superior Court 2150**: FY 2025 As proposed by Judge Wynne amendment to increase personnel expenditures in the amount of \$ 5,375.20. The amendment would result in a decrease in the fund balance.
2. **Probate Court 2450**: FY 2025 As proposed by Judge Wright amendment to increase personnel expenditures in the amount of \$ 4,306.00. The amendment would result in a decrease in the fund balance.

On Wed, Jul 17, 2024 at 10:26 AM Ken Wynne <[Ken.Wynne@georgiacourts.gov](mailto:Ken.Wynne@georgiacourts.gov)> wrote:

Mr. Cooper and Mr. Ward:

I'm reaching out to ask you to help me resolve issues concerning the pay for the Superior Court law clerks and the salary supplements for the judges and judicial assistants. I'll address the law clerks' pay first.

As you know, both Walton County and Newton County approved the request of the District Attorney and the Public Defender to create a pay scale for assistant district attorneys and assistant public defenders, with Newton County adopting Walton County's pay scale for those attorneys. When I met with each board to present the Superior Court budget, I requested that the Superior Court law clerks be included in that pay scale, but it appears they were not. Admittedly, I did not present this in my written documentation but simply made the request at the budget meetings. That was my error. I am looking to you for advice as to how best to proceed with moving the law clerks into the pay scale at this point.

Some context might be helpful. We have five law clerks (one for each judge) three of which are based in Newton County and paid by Newton County alone, one law clerk based in Walton County and paid by Walton County alone, and one state-paid law clerk in Walton County whose salary is supplemented by both counties because the state pay scale is lower than the counties. Like the judges, each law clerk serves both counties in the circuit by assisting the judges in deciding cases in both counties.

Some years ago, when Judge Ott was Chief Judge, he requested that the law clerks be taken out of the counties' pay structure. His reasoning was valid at the time, because the counties' pay scales differed each year, and the judges have always had to maintain pay equality among all the law clerks because all perform the same work. To do otherwise would not be fair.

In addition, all judges in the past hired clerks to stay for only two years. For this reason, it was important that all clerks be paid the same. However, equal pay is no longer a concern because most of the current judges would like to encourage their clerks to stay and make a career as staff attorneys, thus obviating the need for equal pay; the more experienced staff attorneys should be paid more than a recent law school graduate. The pay scale would encourage longevity for those clerks who want to pursue a career as a judicial staff attorney, giving the judge and the people of the circuit the benefit of their experience.

From a pay equality standpoint, including the law clerks in the pay scale with the ADA's and the APD's is justified for multiple reasons, two of which I will highlight. First, comparatively speaking, while the law clerks do not engage in litigation as the ADA's and APD's do, they are required to have a greater breadth of legal knowledge. ADA's and APD's handle criminal cases only. In contrast, the law clerks are required to know not only criminal law and procedure but civil law and procedure as well, because they assist the judges in deciding both kinds of cases. Second, they assist the judges in making sure we get it right. What I mean by that is this: there is a difference between *advocating* a legal position and *deciding* what the correct legal position actually is. Judges and their law clerks have to get it right to avoid retrials and to



minimize or eliminate, as far as humanly possible, reversals of trial court decisions by appellate courts. Reversals and retrials only delay justice for the parties.

I am asking your help and guidance as to how I can correct this pay inequity, and I apologize for creating the necessity of having to ask.

As for the salary supplements for the judges and their judicial assistants, as you may be aware, the Superior Court judges are paid by the state, but our salaries are supplemented by both counties. Historically, the counties have always shared this equally. However, I learned this week that Walton County included the judges and staff in its COLA, but Newton County did not. Can we correct this disparity as well?

I am available to discuss these issues by phone or in person, and I have a great deal of flexibility this week and next week. I'm always grateful for the support the judiciary has received from both counties, and I appreciate the work that both counties, especially the finance and human resources departments, do to keep our courts running smoothly. I look forward to hearing from you.

Ken Wynne  
Judge, Superior Courts  
Alcovy Judicial Circuit  
1132 Usher Street  
Room 313  
Covington, GA 30014

(770) 788-3781 (Office)  
(770) 784-1869 (Fax)

Email request to John A. Ward III, County Manager

On Wed, Sep 25, 2024 at 9:03 AM Bruce Wright <[bwright@co.walton.ga.us](mailto:bwright@co.walton.ga.us)> wrote:

Good morning Sir! Public Defender David Phillips, has worked exclusively with my traffic court since 2018. He has saved the county many thousands of dollars since taking on that role.

Previously, we had to hire outside private attorneys to be public defenders for my court. We paid appx \$33,000.00, the last year before I was able to get the public defender's office to take our caseload. He currently gets a supplement of \$3,268.19. You and I had recently discussed increasing his supplement. I wanted to get the increase started by July 1, 2024. However, I was too late for that to happen. I'm checking back to you to see if or what needs to be done by me for the increase to happen. I want to increase the supplement to \$6,000.00. If we were to lose him, we can expect to pay well of \$40,000.00, due to our volume at this time. Thank you for any and all assistance.

Bruce E. Wright, Judge  
Walton County Probate Court  
303 S. Hammond Dr.  
Monroe, Ga 30655  
770-267-1345

12:04 PM

(16 minutes  
ago)

**Bruce Wright**

to me

Yes that is correct. I am requesting an additional \$6k for a total of appx \$9k supplement for David Phillips. If any misunderstanding occurred, it was my fault. Thanks...

Bruce E. Wright, Judge  
Walton County Probate Court  
303 S. Hammond Dr.  
Monroe, Ga 30655  
770-267-1345

On Wed, Oct 30, 2024 at 11:52 AM Melissia Rusk <[melissia.rusk@co.walton.ga.us](mailto:melissia.rusk@co.walton.ga.us)> wrote:  
Judge Wright,

In your email you requested the supplement to increase to \$6,000 however during our telephone conversation you stated you were requesting the supplement be increased by \$6,000 which would take the current \$3,268.19 supplement to \$9,268.19. Could you please confirm? Thank you so much.

***Melissia Rusk***

Human Resources Director  
Walton County Board of Commissioners  
137 E. Washington Street  
Monroe, Georgia 30655  
770-266-1600

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# Azalea Regional Library System

Serving Greene, Hancock, Jasper, Morgan, Putnam, and Walton Counties

Item 10.1.

1121 East Avenue  
Madison, Georgia 30650

www.azalealibraries.org

Phone: (706) 342-4974  
Fax: (706) 342-4510

October 24, 2024

Walton County Board of Commissioners  
Attn: Chairman David Thompson  
303 South Hammond Drive  
Suite 330  
Monroe, GA 30655

Dear Chairman Thompson:

The W. H. Stanton Memorial Library has a vacancy on the Library Board of Trustees. We request that **Carrie Booher** be appointed to fill this vacancy for a six year term beginning August 1, 2024, and ending June 30, 2030.

Ms. Booher is a resident of Walton County and very involved in the Social Circle community. We are confident she will be an excellent representative of the County and will make valuable contributions to the W.H. Stanton Memorial Library Board.

Thank you for your consideration of this request.

Sincerely,

*Stacy Brown*

Stacy Brown  
Executive Director

sbrown@azalealibraries.org  
706.342.4974 ext.1010