



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, August 06, 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

2. MEETING OPENING

2.1. Pledge of Allegiance & Invocation

2.2. Call to Order

2.3. Roll Call

3. ADOPTION OF AGENDA

3.1. Additions/Deletions

4. PLANNING COMMISSION RECOMMENDATIONS

4.1. Approval with Conditions Z2405002 - Rezone 1.25 acres from A2 to B1 for indoor sports training - Applicant: Justin Pannell/Owner: Runelle G Laseter (Deceased) - Property located on Gratis Rd./Map/Parcels C1230006A00 - District 6

Recommended Conditions: Fencing, plant Leyland Cypress, all lighting be directed downward. Asked to meet with residents.

4.2. Approval with Conditions Z24050015 - Rezone 3.99 acres from A1 to A2 to create a buildable lot - Applicant/Owner: Joshua Thomas Parker - Property located at 1691 Dry Pond Rd./Map/Parcels C1200166 - District 5

Recommended Conditions: Only Megan Ross or her parents are eligible to apply for permit

4.3. Approval of LU24050017 and Z24050018 - Land Use Change from Village Center to Hwy. Corridor and Rezone 5.13 acres from A2 to M1 for outdoor storage of commercial vehicles - Applicant: Lee St. Germain/Owner: Red Sea Transportation LLC - Property located on Hwy. 81/Map/Parcel C0510209 - District 3

4.4. Denial of LU24050020 and Z24050021 - Land Use Change from Rural Residential/Agriculture to Suburban and Rezone 39.82 acres from A1/R1 to R1OSC for a residential subdivision - Applicant: Adam Ewing/Owners: Jeffrey Bell and Joe Harrison - Property located on Hwy. 78/Locklin Rd./Map/Parcels C1780012X00 and 12Y00 - District 4

5. PLANNING & DEVELOPMENT

-
- 5.1.** Acceptance of Right of Way for the following subdivisions: Alcovy Springs, Pinewood Estates, River Station, Woodland Hills Phase 2, The Preserve at Good Hope Phase 2, Lake Varner Landing, Stillwater Springs Phase 1, Stillwater Springs Phase 2, A. B. Martin Estates, Red Oak Ridge Phase 2, Red Oak Ridge Phase 3, and Hawks Crossing
- 6. ADMINISTRATIVE CONSENT AGENDA** / *All items listed below are voted on by the board in one motion unless otherwise specified by the Board*
- 6.1.** Approval of July 9, 2024 Meeting Minutes
- 6.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 6.3.** Declaration of Surplus
- 6.4.** Mauldin & Jenkins - Engagement Letter
- 6.5.** Acceptance of Hazard Mitigation Grant Program - Message Board Grant - EMA
- 6.6.** Acceptance of Walton County Health Care Foundation Grant - Parks & Recreation - Gym Equipment
- 6.7.** Contribution Agreement - Georgia Association of Conservation Districts
- 7. RESOLUTIONS**
- 7.1.** Resolution - Adoption of 2024 Millage Rates for Walton County
- 7.2.** Resolution - Adoption of 2024 Millage Rate - Walton Co. Board of Education
- 8. APPOINTMENTS**
- 8.1.** Joint Development Authority
- 8.2.** Voting Delegate - ACCG Legislative Leadership Conference
- 9. DISCUSSION**
- 10. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
- 11. ANNOUNCEMENTS**
- 12. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1301 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 at www.waltoncountyga.gov.

For more information, please contact Rhonda Hawk.



Planning and Development Department Case Information

Case Number: Z24050002

Meeting Dates: Planning Commission 06-06-2024- Tabled to 7/11/2024
Board of Commissioners 08-06-2024

Applicant:
Justin Pannell
310 Hopping Road
Bishop, Georgia 30621

Owner:
Estate of Runelle G Laseter
Executor: Max Laseter
935 Gratis Road
Monroe, Georgia 30656

Current Zoning: A2

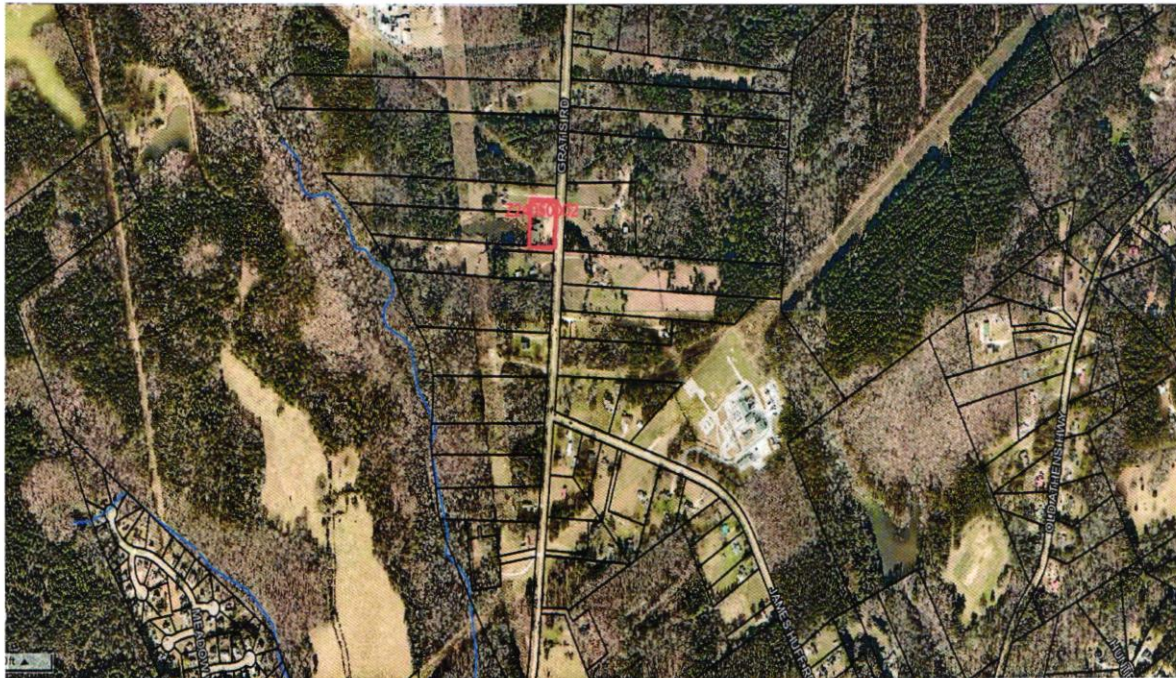
Request: Rezone 1.25 acres from A2 to B1 for indoor sports training.

Address: Gratis Road, Monroe, Georgia 30655

Map Number: C1230006A00

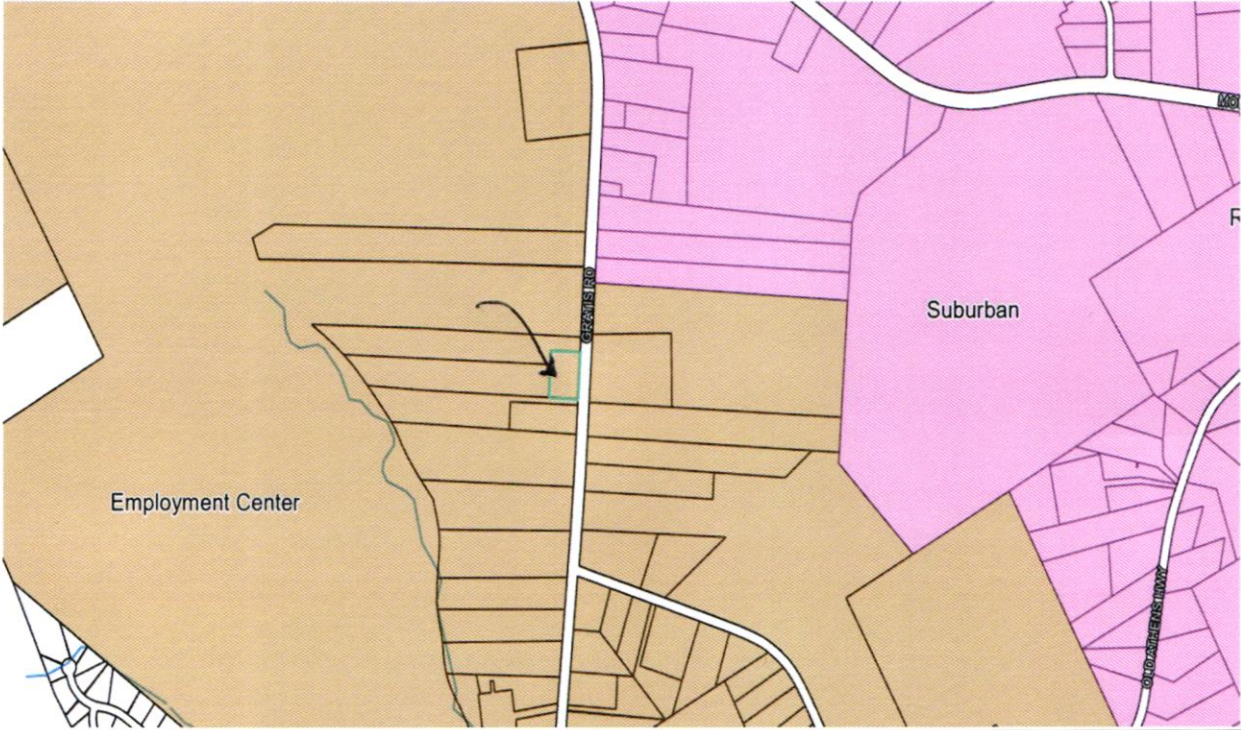
Character Area: Employment Center

District 6: Commissioner–Kirklyn Dixon Planning Commission –Timothy J Kemp



Site Conditions: Areas is comprised of 1.25 acres. There is an existing commercial building on site that has been vacant for several years.

The surrounding properties are zoned A2. The request is consistent with the Future Land Use Map for this property which is Employment Center.



Zoning



History: No History

Staff Comments/Concerns: Should the Board approve, the department would suggest that it be conditioned upon the requirement of a commercial driveway with 50' tapers, and handicap access with paved handicap parking as required by ADA.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends for Applicant to install a proper commercial driveway with proper sight distance requirements if approved.

Sheriffs' Department: No comment received.

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

City of Monroe: (Comment from Rodney Middlebrooks – Director) – No issues

City of Monroe: (Comment from Logan Propes – City Administrator) – No issues for this zoning application.

Fire Marshal Review: Shall comply with all current codes, standards, and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Hydrant shall be located within 500 ft. of all areas of the building. A full plan review shall be performed and approved before construction.

Fire Department Review: No comments.

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

DOT Comments: Will have no effect on GDOT.

PC Action 7/11/2024:

Presentation: Chairman Hinton advised that the public hearing was held last month and was tabled for the applicant to have an opportunity to meet with the neighbors. Mr. Hinton asked that the applicant brief the commission on the meeting that was held with neighbors. Justin Pannell stated that he spoke with Ms. Bloodsaw who was the only contact number they had and is the neighbor most directly affected by the request. He stated her biggest concern was privacy and making sure no one trespassed and fell into her pond. Mr. Pannell stated he offered to install a privacy fence so that there are no trespassing issues and then if that wasn't enough, they would install Leyland cypress trees which would be good for her and him as well. Tim Kemp asked about parking, asking was he planning to pave the parking area and he had concerns about the location of the entrance and safety concerns. Mr. Pannell stated he would do whatever he needed to do and would locate the entrance as the county requires. He stated he does know it will need to be a commercial entrance. The driveway can be wherever, and they will provide as little parking spaces as required.

Speaking: Laverne Bloodsaw Simons spoke and agreed with the synopsis Mr. Pannell just explained. She said she isn't concerned about privacy, but her pond is right behind this building, she is concerned about crime. This is a neighborhood with a lot of elderly disabled people. Tim Kemp asked Ms. Simons what could be done to make her feel better about this rezone. Ms. Simons stated, "can you assure me that no one will trespass on her property". Mr. Kemp stated he understands both sides of this situation. He works with the school system and is familiar with batting cages and how you can only work with a few people at a time. This is private versus a high school so this gentleman can only deal with 2 or 3 clients at a time.

Recommendation: Tim Kemp stated change is inevitable, he hears both sides and understands. He stated this case will be heard by the Board of Commissioners on the 6th of August. With that he made a motion to recommend approval of the rezone with conditions that the applicant install a fence and the Leyland cypress, that he meets with the neighborhood and that all lighting is directed downward. There was a second to the motion by Wesley Sisk. The motion carried unanimously.

PC ACTION 6/6/2024:

Presentation: Justin Pannell who lives at 310 Hopping Road, Bishop, Georgia represented the case. He would like to do sports training. He has been in business since September 2013 and the current building he is using is about 4,200 sq. ft. and the existing building at Gratis Road is close to that size. He would like to buy this property and renovate it. Inside the building it is an open space and that is where he will be hanging his batting cages. He will be doing one on one training. Timothy Kemp asked about parking and Justin said they would provide as much parking as needed but stated it is him and two other coaches and they will work with one family at a time, and there should only be up to 6 cars there at a time. Mr. Kemp asked about hours of operation and Mr. Pannell stated after school from 3:00 p.m. to 8:00 p.m. or later depending on the day. Tim Hinton asked how many days of operation and Mr. Pannell stated Monday through Friday and occasionally on Saturday morning. Timothy Kemp said none on Sunday and Mr. Pannell stated that was correct.

Speaking in opposition: Laverne Bloodsaw who lives at 1180 Gratis Road spoke. She lives adjacent to the property and is opposed because of parking, noise and potential danger to her property and possible lawsuit for her family. She has concerns about people coming onto her property without permission. She has a lake on the back of this property, and they can't promise her that his clients wouldn't try to go to the lake. She said that she lives in a neighborhood of elderly people with disabilities and there are no young people in the neighborhood. She is also concerned about parking and only having one way in and one way out and possibly people turning around on her property. She is concerned about the noise and lighting, crime going up and the potential for more traffic and wrecks. She stated that this business is not conducive to what is around the community. Josh Ferguson asked her if she owned the house and the pond too and Ms. Bloodsaw stated she did. Tim Hinton asked Ms. Bloodsaw what she would like to see at this property and Ms. Bloodsaw said that she would like to buy it and that she was in the service when the property was sold. She stated that someone allowed parking of vehicles on the property and told the trash people they could put dumpsters on the property. Tim Hinton said that he knows that this property has been a nuisance in the past.

Linda Bailey who lives in the Gratis community spoke. She wanted to know how many people were going to occupy the building. Tim Hinton stated it will not be a new building and they will use the building that is there. He stated what he understands is there are 3 coaches and 3 kids and maybe a mom or dad will be there because they would probably stay there instead of dropping the children off.

Vallie Ramey spoke and stated that she lives in the Gratis area, and she wants to know what the beginning goal is and what about if the business expands and what about the future. She stated that there are not a lot of kids in the community. Tim Hinton asked Ms. Ramey what she would like to see go there or did she just like having the room out there and she stated that she wanted it to stay like it is.

Timothy Kemp said that it would only be 2 or 3 kids maximum.

Mary Bloodsaw Baker spoke and stated that she has concerns about somebody building here that doesn't live here. She is concerned about vandalism and who is going to keep the property up and who is going to cut the grass and that nobody will be watching the property. She stated that she has an elderly mom that lives in the community. She just wishes that her dad had not sold it because she loves quietness. Tim Hinton asked wouldn't you want to see it occupied instead of no upkeep and it be something that may benefit the community and she stated that she did not want a business there.

Tanisha Bloodsaw Allgood spoke and stated that she lived here with her mom in the Gratis area. She is a country girl, and she doesn't believe that a business should be in a residential area. She wants peace and quiet and that people live in the country for a reason.

Eric Floyd, who lives at 1240 Gratis Road spoke. He stated that he did not hear about what type of training and what brought the applicant to this spot.

Michael Franklin who lives at 1100 Gratis Road spoke. He stated that the speed limit on Gratis Road is 55 miles per hour, but people go more than the speed limit and if there is nobody monitoring the speed then people will take advantage of it. He stated that his father was there at this place when he was killed, and his mother was also there. He wanted to know what the business plans for the future are, and he knows that they will probably be training adults too. He is concerned about the speed limit there and the county should address the traffic accordingly. He stated that when you go over the hill there is a concern because of speed because children playing in the yard and vehicles losing control and going in his yard. He said that there will be side effects of this business. He stated that you won't be able to limit the children and all the activities inside the building.

Speaking for: John Shea spoke, and he resides in Monroe, and he was born and raised in the Gratis area. He is a real estate broker and is here to represent the seller and the buyer. He stated that they have

looked everywhere for commercial space available and there is none available to sell or rent. He feels that this is a great location for baseball training. This will be by appointment only and kids come from all counties and all around the county and this will not impact the area, the water, or utilities. He is of a difference of opinion on no children in the area because there are new homes in the Gratis area and on Mountain Creek Road and Ike Stone Road. The youth need to go somewhere to train, and this will be a good environment for this and will keep the children out of trouble. With the property and the state it is in now, there is trespassing and there is no telling what else is happening there. He stated when he was growing up it was a night club and there were so many people there that the traffic was awful there were cars all down the side of the road and there were so many license checks going back and forth on the Gratis Road. He said right now the building looks dilapidated, but it can be fixed up on the inside and with a nice roof with trusses and with the open area will be perfect for batting cages. He stated that the Applicant has the clientele, and he does not have to advertise, and the training is done by appointment only. This will strictly be an appointment business. He stated that from what is there that we are very fortunate to have someone to rehabilitate the property and this will stop the vandalism and the riffraff. He stated that they are asking for B1 which is the lightest commercial. He stated that 1300 ft from this location there is B2. There is a funeral home and other businesses that have higher zoning. There is an energy department, solar farm and Williams Pipeline are also there. He stated what they are asking for is not out of the ordinary and this will be a great opportunity for the Gratis community.

Rebuttal: Justin Pannell came back for rebuttal. He appreciates everyone and their comments. The problem is that the property now is with no accountability and that many things that have been mentioned are problems already there. He can put a business there and put up a fence and as far as noise, everything is inside the building, and they will have lighting and it will keep the crime away and he has never had a complaint about his business. Right now, the building is abandoned, He said that this building is large enough to put in batting cages but there won't be much room for people to sit. He is willing to put money into keeping it up. He will be there Monday through Friday and on some Saturdays. He stated that he went to school in Monroe and then moved to Good Hope and now he lives in the High Shoal area. Tim Hinton asked if he was going to increase the size of the building and Mr. Pannell stated that he was not. Josh Ferguson said that the site plan shows 1404 additions. Ms. Parker stated that the site plan is old and what will be used already exists. Timothy Kemp asked if he was looking at hiring other people and Mr. Pannell stated that he was not. He stated that the batting cages are about 70x10 or 11 ft. and you can only put 3 batting cages in the building, and he has 3 coaches. Mr. Pannell stated that as far as engaging the community that kids come to train are from as far as one hour away. He started his business in Between but then moved to Monroe and the facility that he is in presently that he has to move because the people who own it are going to do something else with the building.

Timothy Kemp stated that change is inevitable, and he knows that a lot of things were mentioned and remembers when the property was a nightclub and then a church and then cars and dumpsters and now it is vacant. He went on to say that the community needs to talk, and his proposal is for everyone to come together and talk and come up with some kind of agreement.

Recommendation: Timothy Kemp made a motion to table the case until the next meeting and asked that the applicant please meet with the neighbors, with a second by Josh Ferguson. The motion carried unanimously.

Rezone Application # Z24050002 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 7-9-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

C123006ADD

Map/Parcel C1230-006AD-0

Applicant Name/Address/Phone #

Justin Pannell
310 Hopping Road
Bishop, GA 30621

E-mail address: jpannell8@gmail.com

Phone # (706) 338-6506

Property Owner Name/Address/Phone

Max Laseter (Executor)
935 Gratis Road
Monroe, GA 30656

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

Phone # _____

Location: Gratis Rd Requested Zoning B-1 Acreage 1.25

Existing Use of Property: VACANT

Existing Structures: Old Church Building, WELL HOUSE

The purpose of this rezone is to offer youth baseball + soft ball indoor training in a one on one setting to promote skill development among players in the community.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ Provider: _____ Septic Tank:

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

Signature Justin Pannell

Date 5-2-24

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 A2
East A2 West A2

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

Commission District: 6-Kirklyn Dixon Watershed: TMP

I hereby withdraw the above application _____ Date _____

AUTHORIZATION BY PROPERTY OWNER

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

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

Name of Applicant: Justin Pannell

Address: 310 Hopping Road Bishop, GA 30621

Telephone: (706) 338-6506

Location of Property: Parcel C1230-006A0-0

Map/Parcel Number: C1230-006A0-0

Current Zoning: A2 Requested Zoning: B-1

[Signature]
Property Owner Signature

Property Owner Signature

Print Name: May H. Laster

Print Name: _____

Address: 935 Grantis Rd Milledgeville Ga. 30656

Address: _____

Phone #: 404-789-0515

Phone #: _____

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

[Signature]
Notary Public

5/2/2024
Date



NOTARIAL PUBLIC
STATE OF GEORGIA

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

Witness my hand and seal of office this _____ day of _____, 20____.

My commission expires on _____, 20____.

Notary Public
State of Georgia

My office is located at _____



STATE OF GEORGIA
COUNTY OF WALTON

LETTERS TESTAMENTARY

By Bruce E. Wright, Judge of the Probate Court of Walton County:
KNOW ALL WHOM IT MAY CONCERN:

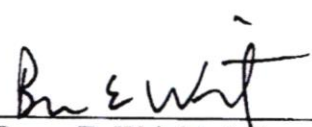
At regular term of the Probate Court, the Last Will and Testament dated **February 8th, 1989**, of

Runelle G. Laseter

Deceased, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that, **Max H. Laseter** named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

Therefore, the said, **Max H. Laseter**, Executor having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, this 13th day of October, 2023.



Bruce E. Wright, Judge
Walton County Probate Court



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, Pipeline facility, Power Facility
FUNERAL HOME, SOLAR FARM, Retail / office Mix

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

This business will not diminish any adjoining
property value. The updating on this facility will
be a positive improvement for the nearby properties
and offer the youth an important, positive training
and skill opportunity.

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

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

The building now is vacant, creating an
EYESORE to the surrounding AREA. IF NOT
REHABILITATED to a sustainable condition AS I
PROPOSE on doing it could ~~become~~ create access
to vagrants and/or possible illegal uses.



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

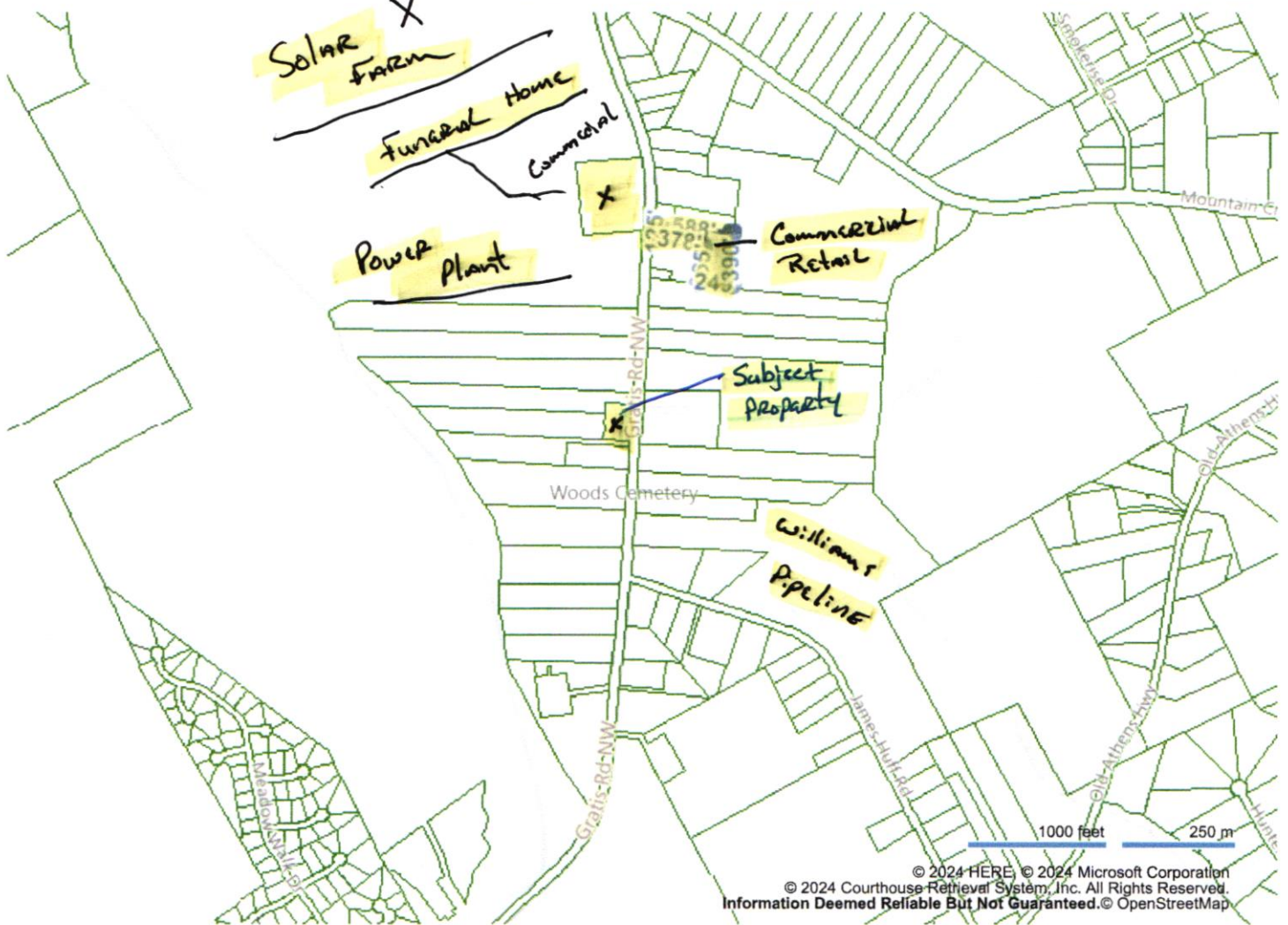
This is a suitable zoning for the subject property due to the commercial, and utility uses in the immediate vicinity

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

Vacant 2 YEARS



Map for Parcel Address: 1311 Gratis Rd Monroe, GA 30656-5003 Parcel ID: C1210-073A0-0



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Information Deemed Reliable But Not Guaranteed.

Justin Pannell
310 Hopping Road
Bishop, GA 30621
jpannell8@gmail.com
(706) 338-6506
5/1/2024

Walton Co. Planning & Development
126 Court Street
Walton County Annex I
Monroe GA, 30655

I am writing to express my intent to apply for rezoning of the property located at Parcel Number C1230006A00 from A2 (Agricultural) to B1 (Local Business) zoning classification. This proposed rezoning is to facilitate the establishment of a batting cage business on the aforementioned property.

The purpose of the batting cage business is to provide a recreational facility for youth within our community. By offering batting cages, we aim to promote physical activity, skill development, and community engagement. Additionally, the business will contribute positively to the local economy by creating employment opportunities and attracting visitors to the area.

We believe that rezoning the property to B1 classification aligns with the broader goals outlined in the Monroe and Walton County zoning ordinance. The proposed land use is compatible with surrounding commercial activities and will not impose any adverse effects on neighboring properties or the environment. Furthermore, the establishment of the *batting cage business will enhance the diversity of amenities available to residents and visitors alike.*

As part of the rezoning application process, we are committed to working closely with the relevant authorities, conducting any necessary studies or assessments, and addressing any concerns raised by stakeholders. We are dedicated to ensuring that the proposed development complies with all regulatory requirements and enhances the overall quality of life in the area.

I also wanted to include some specific details of our batting cage and private training business. We primarily operate during after school hours during the week and some hours on the weekends. All of our operations intend to be within the building and only a limited number of participants at any one time for private training with their coach.

In conclusion, I respectfully request that you consider our intent to rezone the property at Parcel Number C1230006A00 from A2 to B1 zoning classification to accommodate the establishment of a batting cage and private training business. We are confident that this venture will be a valuable addition to the community and appreciate your attention to this matter.

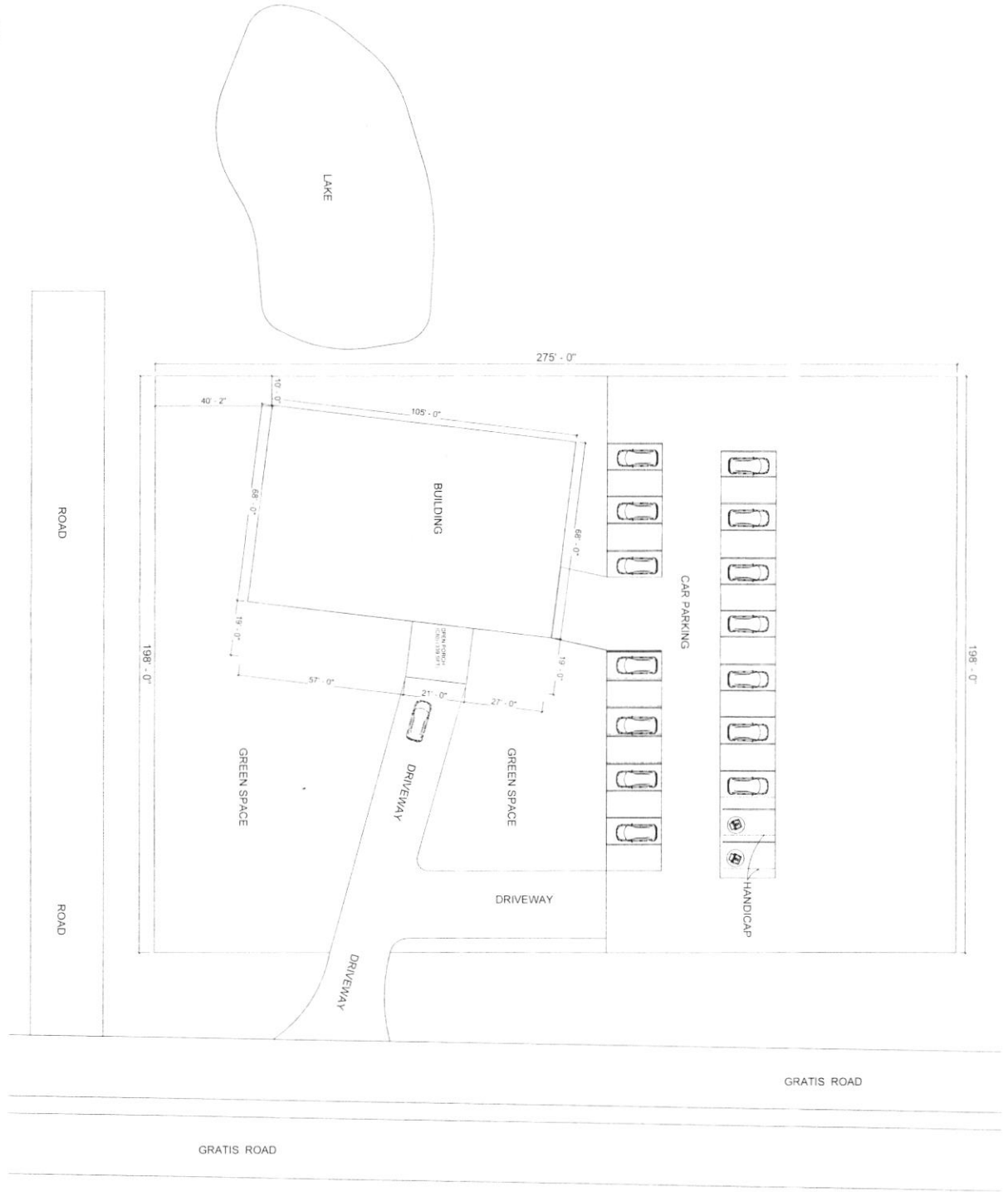
Thank you for your time and consideration. Should you require any additional information or clarification, please do not hesitate to contact me at (706) 338-6506 or jpannell8@gmail.com

Sincerely,

Justin Pannell

12/11/24

updated 12/11/24









Planning and Development Department

Case Information Z24050015

Meeting Dates: Planning Commission 07-11-2024
Board of Commissioners 08-06-2024

Applicant/Owner:
Joshua Thomas Parker
1691 Dry Pond Road
Monroe, Georgia 30656

Current Zoning: A1

Request: Rezone 3.99 acres from A1 to A2 to create a buildable lot.

Address: 1691 Dry Pond Road, Monroe, Georgia 30656

Map Number: C1200166

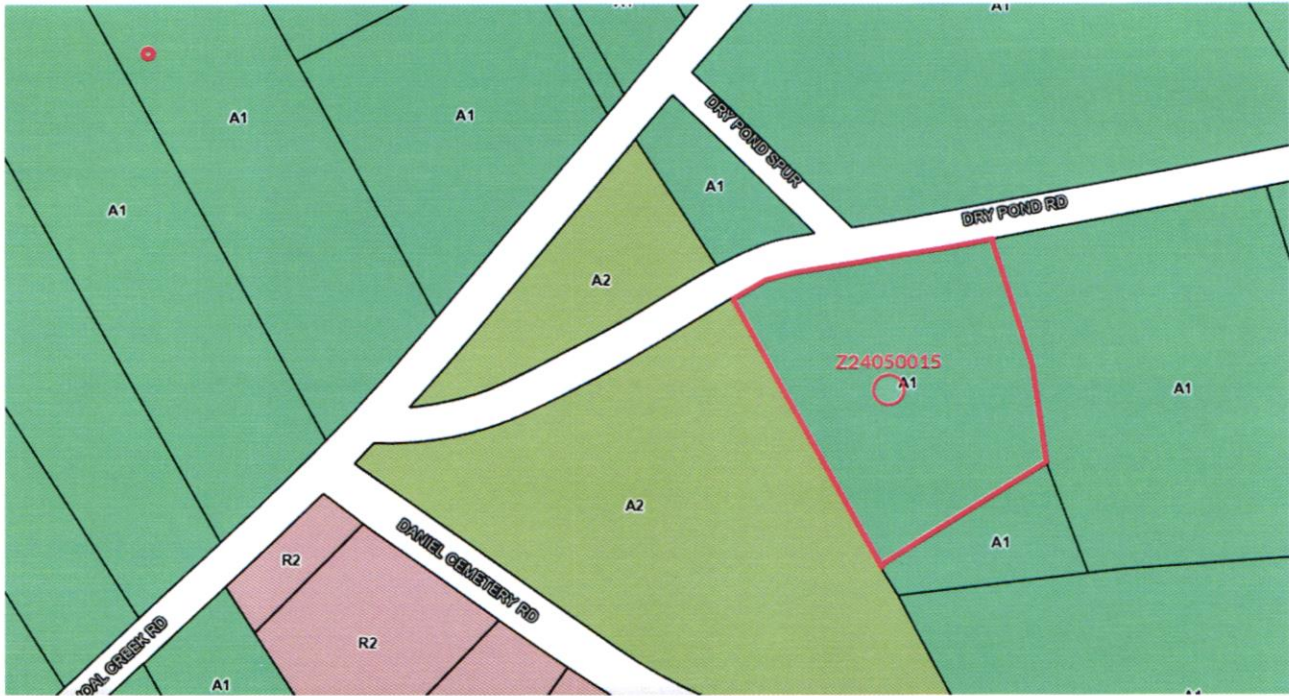
Character Area: Suburban

District 5: Commissioner–Jeremy Adams Planning Commission –Tim Hinton

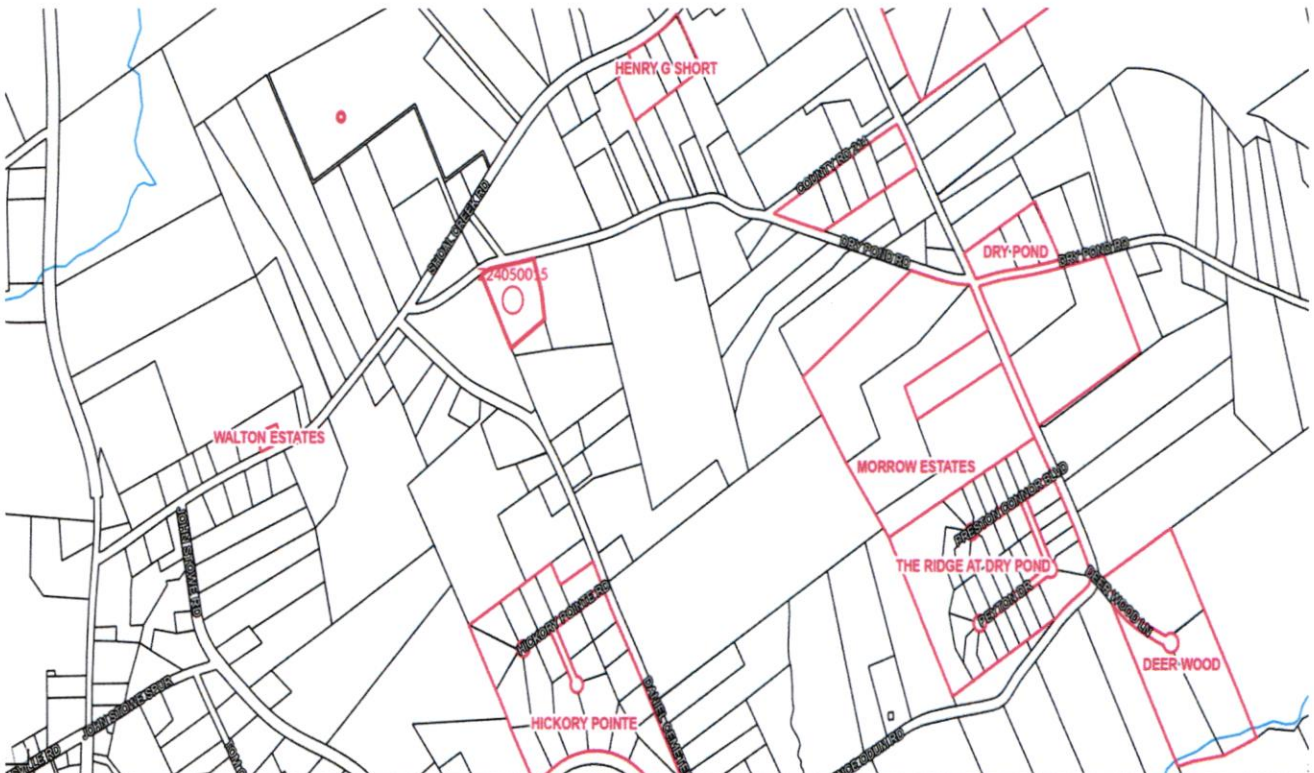


Existing Site Conditions: The property contains 3.99 acres which the owner would like to be able to divide to leave existing house with a minimum of 2 acres leaving the remaining 1.99 acres as a buildable lot.

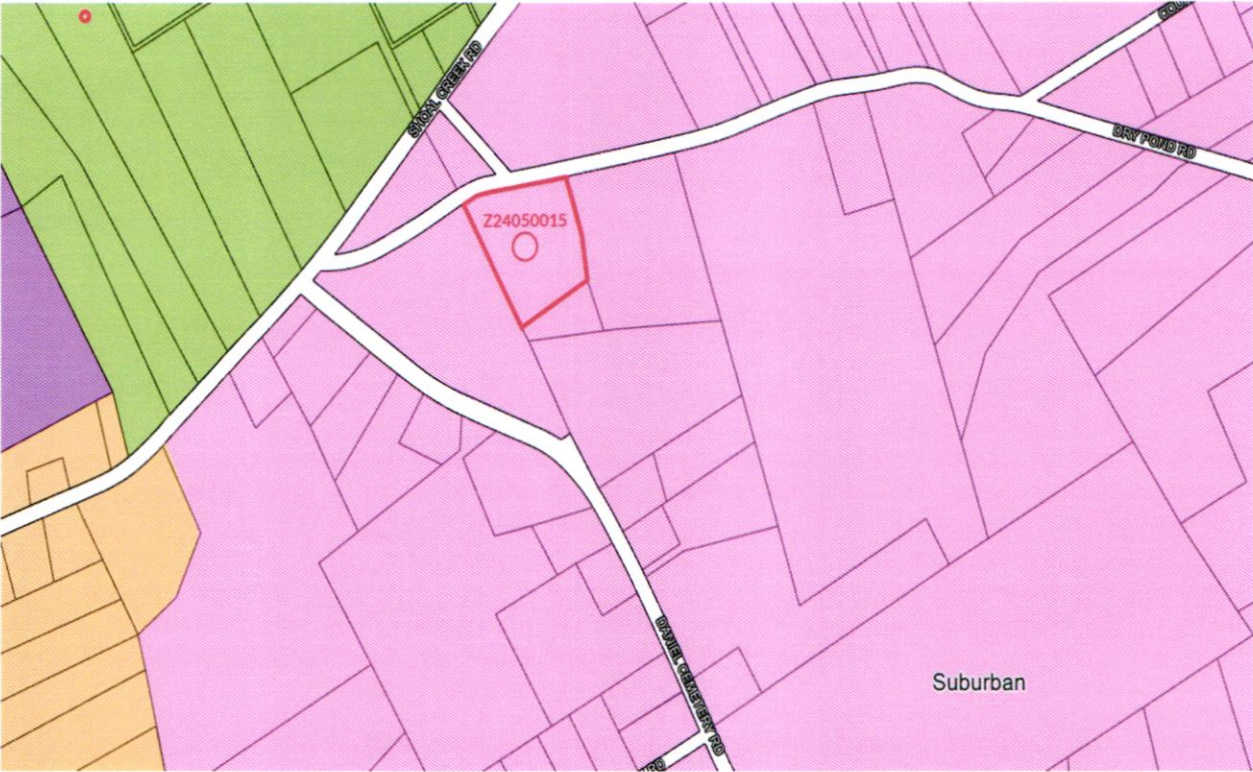
The surrounding properties are zoned A1 and A2.



Subdivisions surrounding property:



The request complies with the Future Land Use Map for this property which is Suburban.



History: No History

Staff Comments/Concerns:

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 area is served by an existing 8" diameter water main along Dry Pond Road. (static pressure: 85 psi, Estimated fire flow available: 1,490 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments or concerns.

Fire Department Review: No comments.

Board of Education: No comment received.

DOT Comments: Will not require GDOT coordination.

City of Monroe: No impact for the City of Monroe

PC Action 7/11/2024

Presentation: Dianne and Frank Kollig recently purchased the property from Joshua Parker, and they represented the rezone request along with Josh Thompson, a neighbor who was there in support. Ms. Kollig stated they purchased the property and were told they were just shy of having enough acreage to split the property for two lots. They would like to rezone to A2 so that the property can be split to allow for another building lot for their daughter. Tim Hinton asked what their daughters name was. Ms. Kollig stated her name is Megan Ross

Speaking: Josh Thompson has lived in this area for many years, and he is in full support of this request.

Recommendation: Tim Hinton made a motion to recommend approval of the request with the condition that only Megan Ross or the Kollig's could purchase a permit for this property. There was a second to the motion by Wesley Sisk. The motion carried unanimously.

Rezone Application # Z24050015 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1200166

Applicant Name/Address/Phone #

Joshua T. Parker

1691 Dry Pond Rd
Monroe, GA 30656

E-mail address: joshparkercenterlate@gmail.com

Property Owner Name/Address/Phone

770-601-9599 Joshua Thomas Parker

1691 Dry Pond Road
Monroe, GA. 30656

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

Phone # 770-601-9599

Phone # _____

Location: 1691 Dry Pond Rd Requested Zoning A2 Acreage 7.99

Existing Use of Property: Single Family Residence

Existing Structures: 1 single family home

The purpose of this rezone is to allow for a division of property into 2 lots.

Property is serviced by the following:

Public Water: Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

Signature [Signature]

Date 5-24-24

Fee Paid \$ 250.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

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

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

Commission District: 5-Jeremy Adams Watershed: / TMP /

I hereby withdraw the above application _____ Date _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Single family homes boarder
3 sides of the property all
zoned A1 or A2

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

None

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

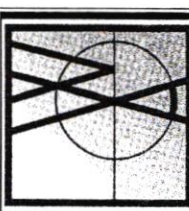
None

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

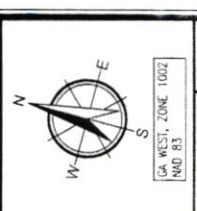
None

5. The suitability of the subject property for the zoned purposes; and
It meets all A2 zoning requirements
for potential division of lots.

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



W&A Engineering
 355 Oriole Street, Suite 0100
 Athens, GA 30606
 P: (706) 533-0100 • F: (706) 533-0411
 www.wandae.com



CLIFFORD W. STONE JR., ETAL
 MINOR SUBDIVISION SURVEY FOR:
 LAND LOT 146 & 147, 3RD DISTRICT
 WALTON COUNTY, GEORGIA

Item 4.2.
 22-0235
 GEORGIA REGISTERED LAND SURVEYOR
 No. 2905
 DATED: 5/9/2022

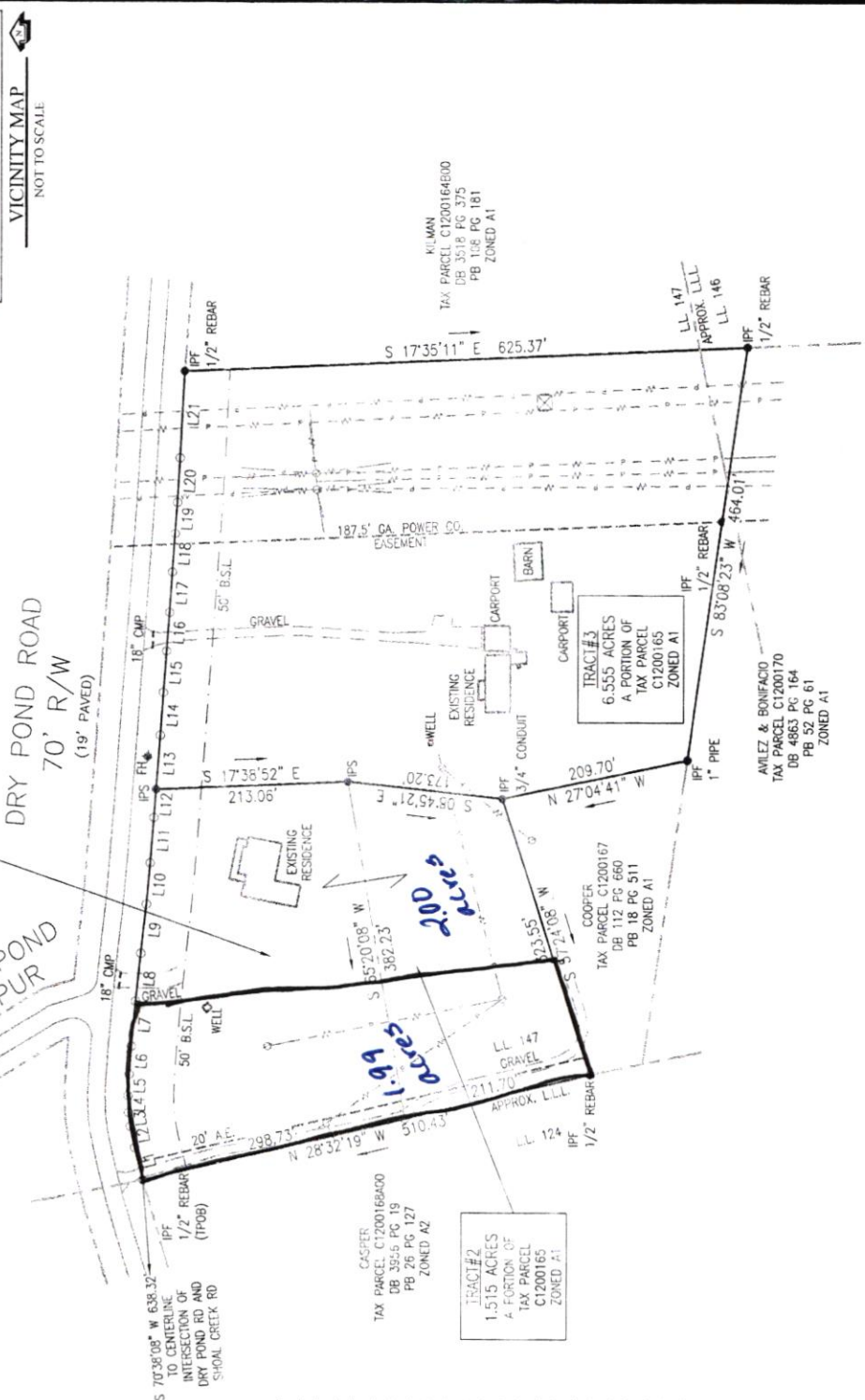


REFERENCES:
 DEED BOOK 825 PAGE 475
 DEED BOOK 898 PAGE 4
 PLAT BOOK 20 PAGE 55
 PLAT BOOK 21 PAGE 186
 OWNER OF RECORD:
 CLIFFORD W. STONE JR
 & JESSICA KYLE STONE
 1725 DRY POND ROAD
 MONROE, GA 30656
 TAX PARCEL C1200165
 TED W. BAKER (DECEASED)
 & DANE BAKER (DECEASED)
 1891 DRY POND ROAD
 MONROE, GA 30656
 TAX PARCEL C1200166

*Request to A2
 mock-up*

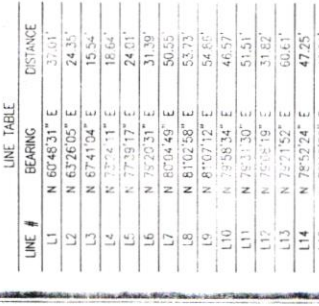
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:
 WALTON COUNTY, GEORGIA
 Digitally signed by Ron Smith
 DN: cn=Ron Smith, o=Walton County, ou=Planning and Development, email=ron.smith@walton.us.gov, c=US
 Date: 2022.07.25 08:58:58 -0400
 SIGNED: [Signature]
 DATE: 7/25/2022
 THE APPROVAL SIGNATURES ABOVE WERE OBTAINED FROM THE PROPERTY OWNER AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

PROJECT DATA:
 -WATER SERVICE: PUBLIC
 -SEWER SERVICE: SEPTIC
 -SETBACKS:
 FRONT: 50'
 SIDE: 15'
 REAR: 40'
 -TRACT#1 & TRACT#2 TO BE COMBINED FOR A TOTAL AREA OF 3.991 ACRES.



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 60°48'31" E	37.01'
L2	N 63°26'05" E	24.35'
L3	N 67°41'24" E	15.94'
L4	N 72°24'11" E	18.64'
L5	N 77°59'17" E	24.01'
L6	N 78°20'31" E	31.39'
L7	N 80°04'49" E	50.55'
L8	N 81°02'58" E	53.73'
L9	N 81°07'12" E	54.66'
L10	N 81°58'34" E	46.57'
L11	N 81°31'30" E	51.51'
L12	N 79°08'19" E	31.62'
L13	N 72°11'52" E	60.41'
L14	N 78°52'24" E	47.25'
L15	N 78°16'38" E	46.21'
L16	N 78°19'57" E	43.35'
L17	N 78°58'28" E	45.05'
L18	N 79°04'05" E	43.04'
L19	N 78°56'06" E	35.05'
L20	N 78°14'01" E	49.31'
L21	N 78°00'57" E	97.18'



SURVEY NOTES:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 37,254 FEET, AND AN ANGULAR ERROR OF 1.4 SECONDS OF AN ARC.
 THE PLAT IS BASED UPON THE FOLLOWING DATA:
 -ADJUSTED TO USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 628,516 FEET BY MAP CHECK.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3"-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.
 HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA OS16 GNSS RTK RECEIVER.

SURVEYOR'S CERTIFICATE
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT. THIS PLAT COMPLETES THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 5/9/2022
 JAMES BREWER, III PLS#2905

THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

FIELDWORK COMPLETED: 4/27/2022.
 THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 TOTAL AREA = 10.546 ACRES

29



Planning and Development Department Case Information

Case Number: LU24050017 and Z24050018

Meeting Dates: Planning Commission 07-11-2024
Board of Commissioners 08-06-2024

Applicant:
Lee St. Germain
3234 Ridge Valley Road
Monroe, Georgia 30655

Owner:
Red Sea Transportation LLC
2883 Pleasant Hill Road
Duluth, Georgia 30095

Current Zoning: A2

Request: Land Use Change from Village Center to Highway Corridor and Rezone 5.13 acres from A2 to M1 for outdoor storage of commercial vehicles

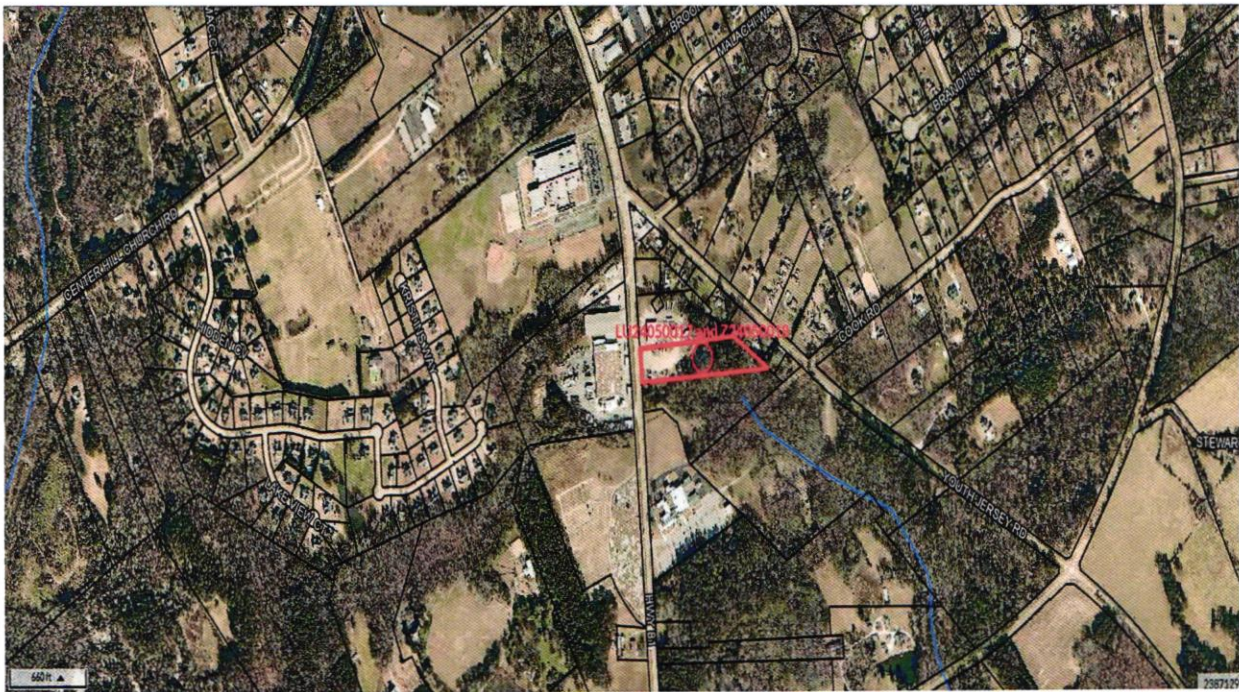
Address: Highway 81, Loganville, Georgia 30052

Map Number: C0510209

Character Area: Village Center

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

Existing Site Conditions: Property consists of 5.13 acres.



History: No History

Staff Comments/Concerns: The property in question and the property at 1725 Highway 81, Loganville, Georgia are owned by the same company. Commercial vehicles are being parked on both parcels. The property at 1725 Highway 81, Loganville, Georgia which is parcel C0510210 is zoned M1 and will allow commercial vehicles to be parked here but the other property parcel C0510209, Highway 81, is zoned A2 and will not allow commercial vehicles being parked there.

This rezone application was prompted by Code Enforcement issuance of a notice to comply to discontinue use of parking commercial vehicles on property zoned A2.

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request on GDOT Right of way.

Sheriffs' Department: No comment received.

Water Authority: This area is serviced by an existing 10" and 6" diameter water mains along Highway 81. (static pressure: 55 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comments as the property is already in use.

Fire Department Review: No comments.

Board of Education: No comment received.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant email Chash@dot.ga.gov for conceptual review.

City of Monroe: No impact for the City of Monroe.

PC Action:

Presentation: The applicant was not in attendance. Chairman Hinton asked Charna Parker to explain the purpose of the rezone. Ms. Parker stated that this case is before the commission tonight due to a code enforcement action. The applicant/property owner also owns the lot beside this which is outdoor storage, and the storage has spilled over onto this parcel. The applicant wants to rezone this property for the same use as the adjoining property.

Speaking: There was no one present to speak for or against.

Recommendation: John Pringle made a motion to recommend approval of the cases as submitted with a second by Tim Hinton. The motion carried unanimously.

Excerpt from Comprehensive Land Development Ordinance:**Outdoor Storage of Commercial Vehicles**

(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 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.

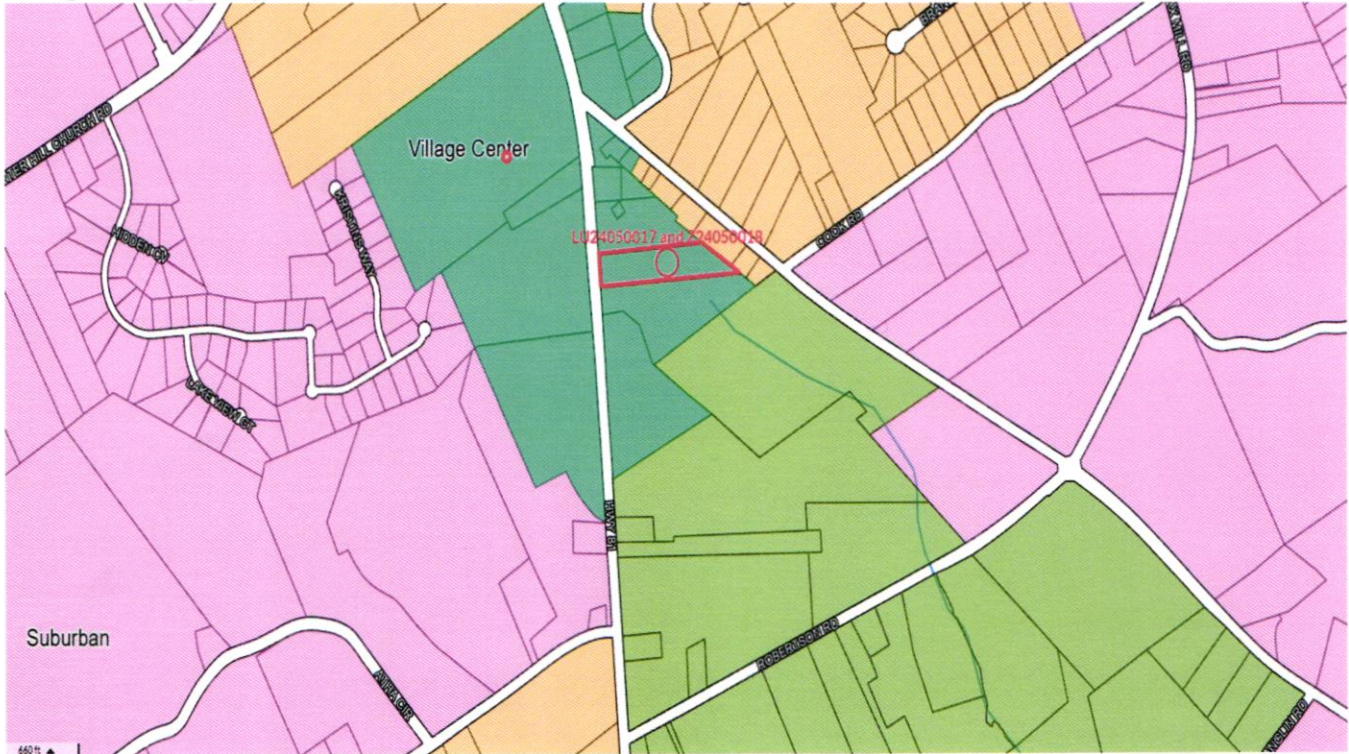
b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.

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

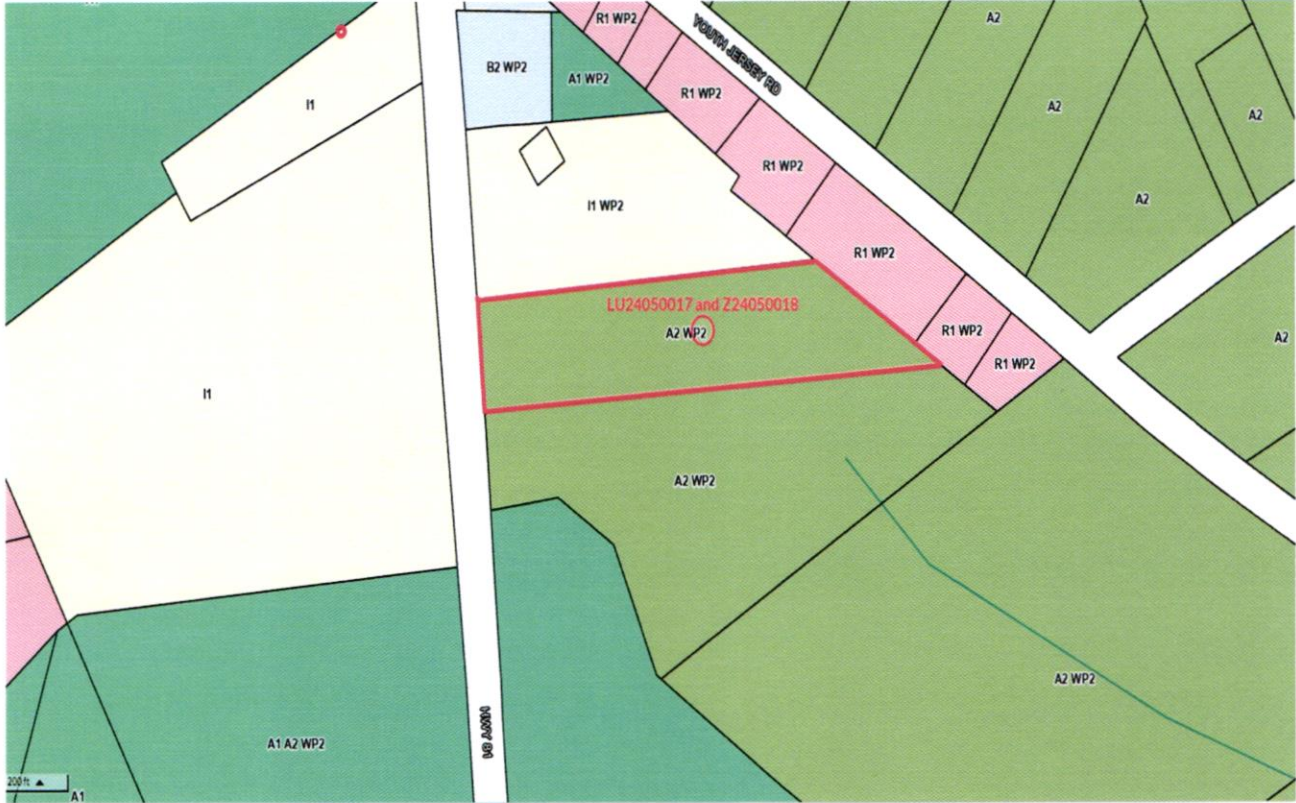
The property is located within the Cornish Creek Watershed.



The Future Land Use Map for this property is Village Center. The applicant is requesting the land use be changed to Highway Corridor.



The surrounding properties are zoned R1, A2 and I1 (M1).



Subdivisions surrounding property:



Excerpt from Comprehensive Land Development Ordinance:**Outdoor Storage of Commercial Vehicles**

(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.

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- (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.
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 - (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.

Character Area Map Amendment

Application # LU24050017

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0510209

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Lee St. Germain</u>	<u>Red Sea Transportation LLC</u>
<u>3234 Ridge Valley Rd.</u>	<u>2883 Pleasant Hill Rd</u>
<u>Monroe, GA. 30655</u>	<u>Duluth, GA. 30095</u>
	<small>(If more than one owner, attach Exhibit "A")</small>
Phone # <u>770/262-4547</u>	Phone # <u>678/972-9095</u>
E-mail Address: <u>lastgermain@aol.com</u>	
Location: <u>Highway 81</u>	Acreage <u>5.13</u>
Existing Character Area: <u>Village Center</u>	
Proposed Character Area: <u>Highway Corridor</u>	
Is this a Major or Minor amendment to the plan? <u>Minor</u>	
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA	
Is the property located within a watershed protection overlay district? <u>Cornish Creek</u>	
Proposed Development: <input type="checkbox"/> Single-family <input type="checkbox"/> Multi-family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Proposed Zoning: <u>M1</u> Number of Lots: <u>1</u> Minimum Lot Size: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	

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] 5/28/2024 \$ ✓
 Signature Date Fee Paid

Rezone Application # 224050018 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**
Board of Comm Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C0510209

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Lee St. Germain</u>	<u>Red Sea Transportation LLC</u>
<u>3234 Ridge Valley Rd.</u>	<u>2883 Pleasant Hill Rd.</u>
<u>Monroe, GA. 30655</u>	<u>Duluth, GA. 30095</u>
E-mail address: <u>lastgermain@aol.com</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>770/262-4547</u>	Phone # <u>678/972-9095</u>

Location: Hwy 81 Requested Zoning M1 Acreage 5.13

Existing Use of Property: Parking

Existing Structures: Vacant

The purpose of this rezone is To park commercial vehicles.
Property has been used for this purpose for last
15 years

Property is serviced by the following:

Public Water: Provider: _____ Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

[Signature] Date 5/28/2024 Fee Paid \$ 550.00

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North (M1) South A2
East R1 West I1 (M1)

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

Commission District: 3-Timmy Shelnett Watershed: Cornish Creek 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;

truck parking, mechanic shop

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

Not Applicable

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

Not Applicable - Been this way for 15 years!

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

Gain to the public for outdoor parking & tax wise.

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

This property has been used for this
use for 15 years.

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

Vacant other than parking of commercial
vehicles

AUTHORIZATION BY PROPERTY OWNER

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

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

Name of Applicant: (Lee) Lionel St Germain
 Address: 3234 Ridge Valley Rd. Monroe GA 30655
 Telephone: 770 262 4547
 Location of Property: 1725 Hwy 81 Loganville
Ga. 30052

Map/Parcel Number: _____
 Current Zoning: _____ Requested Zoning: _____

<u>[Signature]</u> Property Owner Signature	_____ Property Owner Signature
Print Name: <u>Lebrom Gebremichael</u>	Print Name: _____
Address: <u>2469 Ivy Plantation Dr</u>	Address: _____
Phone #: <u>678-972-9095</u>	Phone #: _____

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

[Signature] _____
 Notary Public

05/24/24
 Date

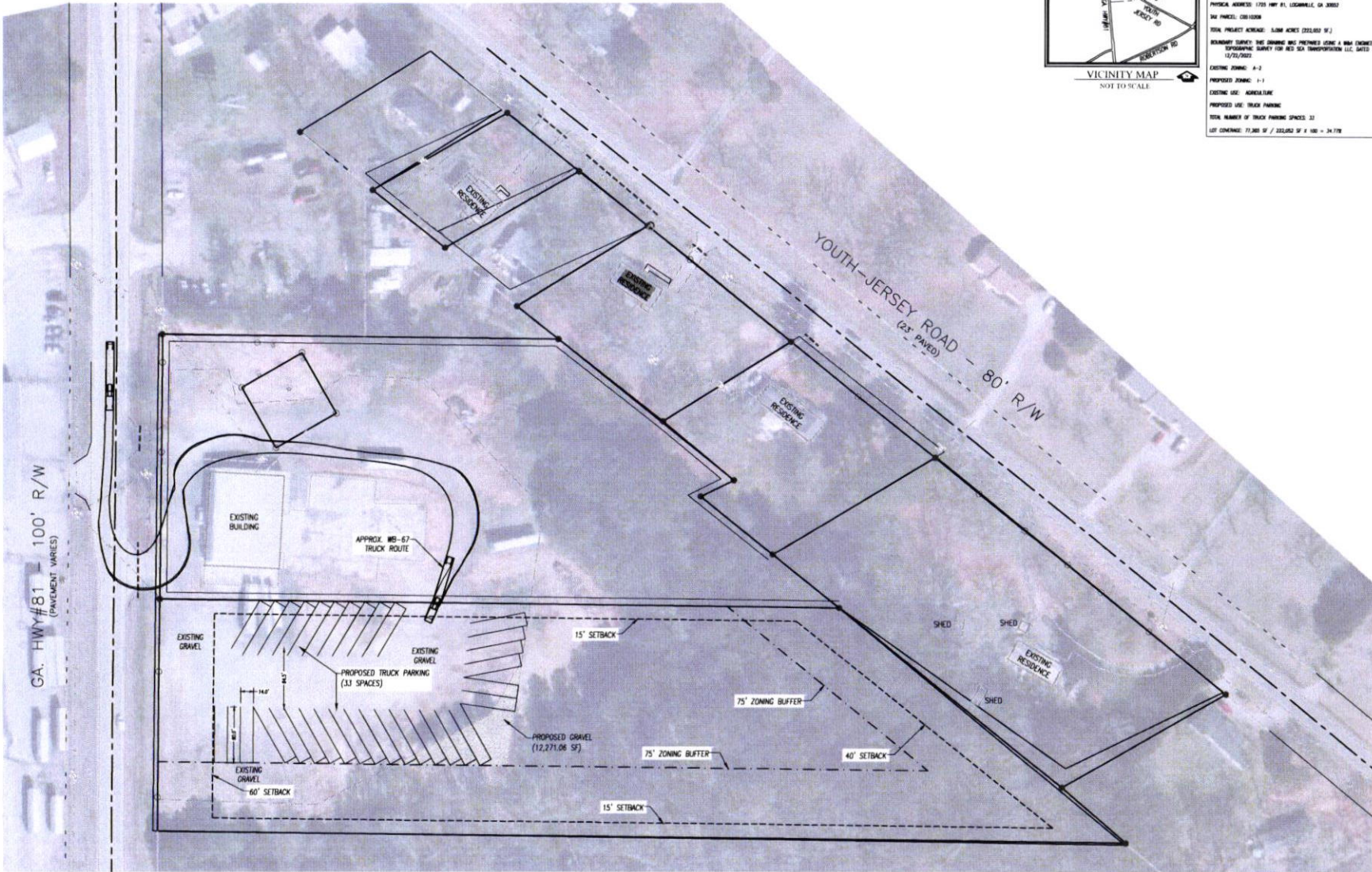




VICINITY MAP
NOT TO SCALE

PROJECT DATA
 PROPERTY OWNER: RED SEA TRANSPORTATION LLC
 2865 PULASKI HWY. #10
 ATLANTA, GA 30305
 ATTN: LEE ST. GERMAIN (770-242-4847)
 AUTHORIZED AGENT: W&A ENGINEERING
 205 DICKS ST. SUITE 0104
 ATLANTA, GA 30307
 ATTN: JACOB CHRISTEN (770.210.1462)
 PHYSICAL ADDRESS: 1725 HWY 81, LOGANVILLE, GA 30050
 SAU PARCEL: C0110304
 TOTAL PROJECT ACRES: 5.098 ACRES (22,142 SF)
 BOUNDARY SURVEY DATE: JUNE AND PRELIMINARY ZONING & W&A ENGINEERING
 TOPOGRAPHIC SURVEY FOR RED SEA TRANSPORTATION LLC DATED
 11/27/2022
 EXISTING ZONING: A-2
 PROPOSED ZONING: I-1
 EXISTING USE: AGRICULTURE
 PROPOSED USE: TRUCK PARKING
 TOTAL NUMBER OF TRUCK PARKING SPACES: 33
 LOT COVER: 77,362 SF / 22,142 SF X 100 = 34.7%

W&A ENGINEERING
 CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
 LAND SURVEYING | TRUCKING OPERATIONS
 ENVIRONMENTAL CONSULTING
 395 Oriole Street, Suite 0100
 Atlanta, GA 30661
 P (770) 310-4400
 www.waengineering.com



GA. HWY#81 - 100' R/W
(PAVEMENT VARIES)

YOUTH-JERSEY ROAD
(23' PAVED) - 80' R/W

RED SEA TRANSPORTATION
 WALTON COUNTY, GA
 1725 HWY 81, LOGANVILLE, GA - 5.098 ACRES

REVISIONS

DATE	COMMENT

INITIAL SUB DATE: _____
 ISSUANCE DATE: 5/16/2022



W&A PROJECT # 240120

CONCEPT PLAN

CP01



SCALE: 1" = 50'





1/18/24 11:01 AM
SR-81, Loganville, GA
33.776646, -83.851980, 0.57 mph





Planning and Development Department Case Information

Case Number: LU24050020 and Z24050021

Meeting Dates: Planning Commission 07-11-2024
Board of Commissioners 08-06-2024

<u>Applicant:</u>	<u>Owners:</u>	
Adam Ewing	Jeffrey Bell	Joe Harrison
P.O. Box 270	P.O. Box 369	P O BOX 963
Bethlehem, Georgia 30620	Watkinsville, GA 30677	Watkinsville GA 30677

Current Zoning: A1/R1

Request: Land Use Change from Rural Residential/Agriculture to Suburban and Rezone 39.82 acres from A1/R1 to R1OSC for a 34 lot subdivision

Address: Highway 78/Locklin Road, Monroe, Georgia 30655

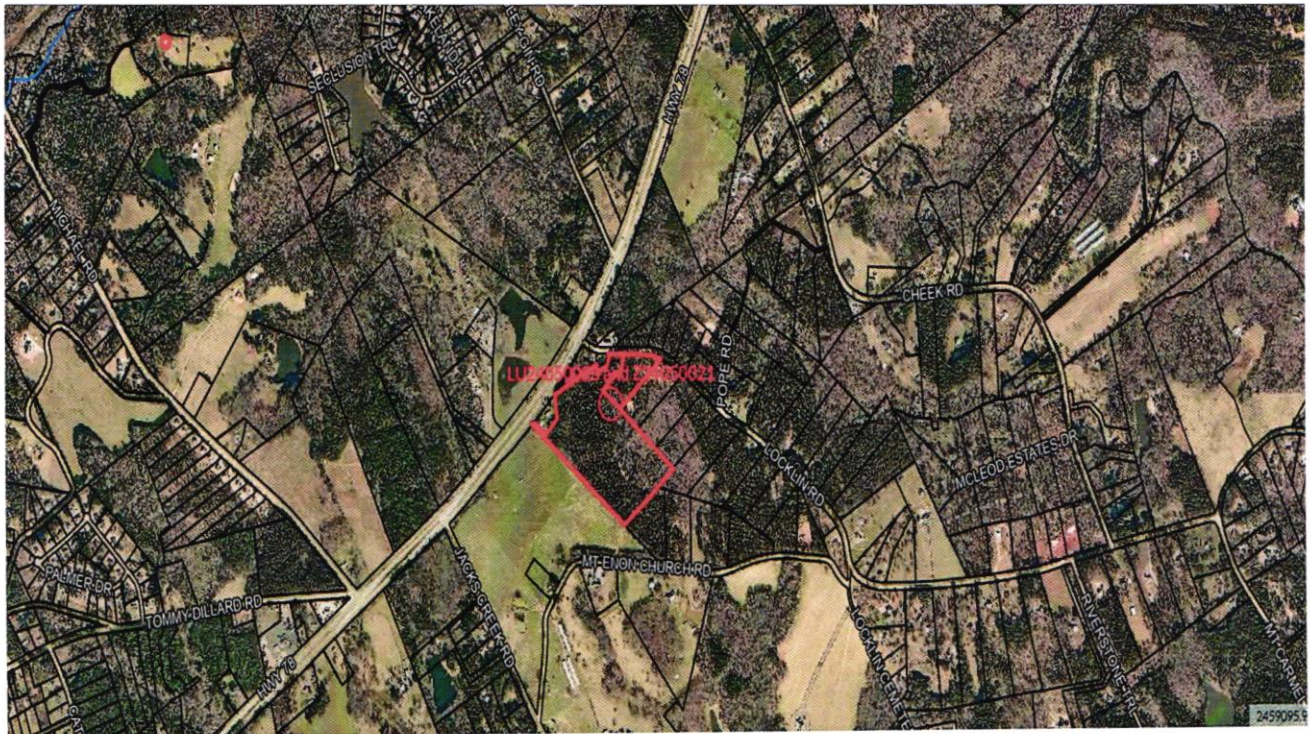
Map Number: Tract 1 - C1780012X00 and Tract 2 - C1780012Y00

Site Area: Tract 1 - 34.81 acres and Tract 2 - 5.01 acres

Character Area: Rural Residential/Agriculture

District 4: Commissioner–Lee Bradford Planning Commission –Michelle Trammel

Existing Site Conditions: Property consists of a total of 39.82 acres.



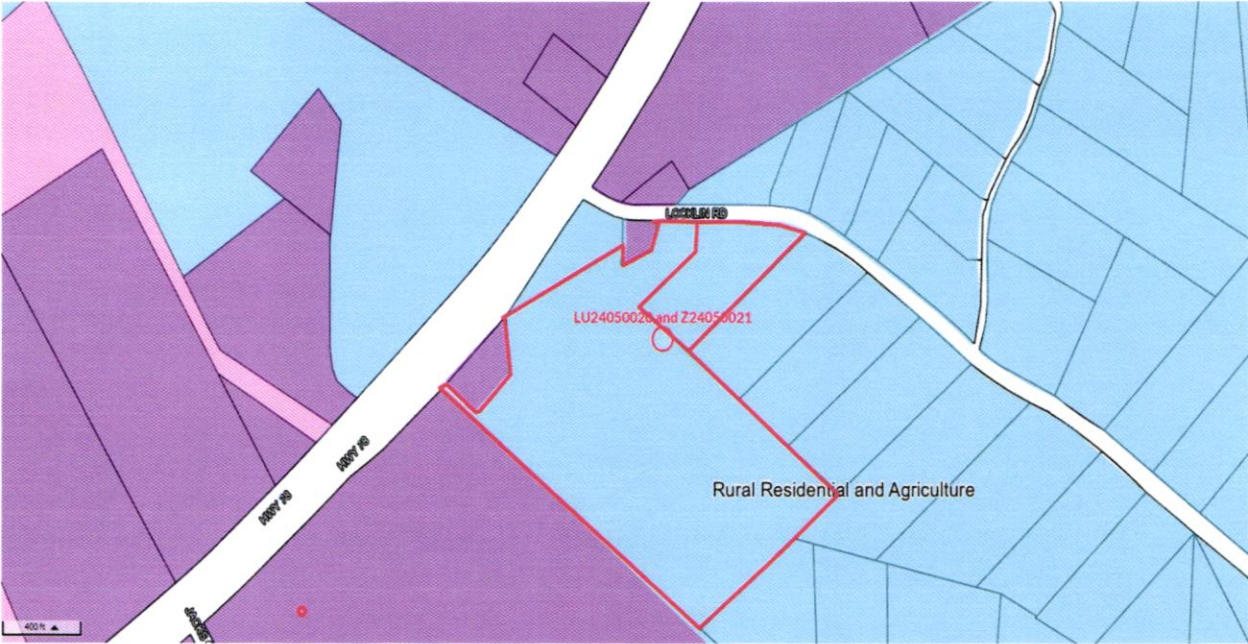
The surrounding properties are zoned A1/R1 and R1.



Subdivisions surrounding property:



The Future Land Use Map for this property is Rural Residential/Agriculture. The applicant is requesting this be changed to Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to install a De-cell Lane an A-cell Taper.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 12" diameter water main along Hwy 78. (static pressure: 130 psi, Estimated fire flow available: 1,500 gpm @ 20 psi). **A NEW 8" WATER MAIN WILL BE REQUIRED FROM HWY 78 TO THE SUBDIVISION ENTRANCE AND A NEW 8" WATER MAIN WILL BE REQUIRED TO DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINAE WITH WCWD.**

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. along the roadway.

A full plan review shall be performed.

The road width shall be 26' FOC to FOC cul-de-sacs shall be 96' minimum and radii shall be 28' minimum.

Fire Department Review: Added Fire and EMS response.

Board of Education: No comment received.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant e-mail Chash@dot.ga.gov for conceptual review. (THE SITE PLAN SHOWS NO ENTRANCE ON HIGHWAY 78)

City of Monroe: No impact for the City of Monroe.

PC Action:

Presentation: Stanton Porter, attorney for the applicant, represented the case for the applicant.

This is a request to rezone for open space concept neighborhood with 34 lots. Property barely touches Hwy 78. With this being an open space concept there are certain design criteria that must be met that may resolve some of the concerns of the neighbors. One thing is we are required to set aside 25% as open space. They have no issues if the zoning is adopted with the site plan as presented. There is estate style lots down Locklin Road and to keep development from backing up to these lots they have positioned the open space and extra buffer areas abutting these properties to provide more privacy; more than you would have with a regular R1. Property does abut two R1 zoned properties, so this is not spot zoning. There is an aerial image in the packet that shows within the narrow scope there are 9 other subdivisions in this area. Walton County water will serve the lots with septic tanks.

Tim Kemp asked is he aware of the big field next to this development and that he has had to chase cows back into that field. Mr. Kemp verified that the only entrance will be off Locklin Road.

Michelle Trammell asked if they are bringing water to the site in an 8-inch pipe or will they be larger. Mr. Porter stated they will put in what is required. She verified the houses will be minimum 2,100 square feet, \$300,000-\$400,000 range. Ms. Trammel also verified there will be no amenities. Tim Hinton verified that the developer is also building the homes and he is intending to develop to sell houses. He asked about the standards are for his houses, to which Mr. Porter stated they are not asking for any variance from the codes, and they will probably be hardy, brick and stone exteriors.

Speaking: Laura and Jason Morris who live on Mt Ena Church Road were speaking on behalf of the neighborhood. They presented a petition with 60 homeowners' signatures. The neighbors met and came up with a list of concerns which included: They moved here due to the rural character. There are beautiful homes, natural water streams, larger homes. In the 100-surrounding home, the average lot is 6.6 acres. Most of the lots in this proposed subdivision are .6 and .7 acres which is drastically different from their estate lots and custom homes. She stated the applicant made mention of the Comprehensive Plan several times in the application; and their land area is the only section that is still rural agricultural, there is suburban located on down Locklin Road. She mentioned the current A1/R1 zoning of the property and pointed out most of this property is zoned A1 which requires a minimum of 2 acres. This would be more in keeping with the neighborhood. She said He mentioned the subdivisions in the area on a map, these aren't really subdivisions these are estate lots. Ms. Morris pointed out several issues in the comp plan that mention preserving rural areas. The detention pond will empty directly into their pond. Mr. Morris stated that he works in Stormwater in Gwinnett County, and he knows what these ponds turn into if they are not maintained properly. There would have to be a mandatory HOA to maintain. She stated they all have soil issues; the area has a lot of wet areas, and this project is proposing to put 34 septic tanks on this property which is a concern. Traffic: This entrance will be 200' from Hwy 78, this development will bring in another 100 cars trying to turn left. That along with the apartment complex down the road is going to greatly increase

traffic. The Moore's Ford historic monument is located at this corner and may have to be moved. The house on the other side of this property belongs to Ms. Cooper who has her autistic grandchild that lives with her. The special bus that picks her up takes longer than normal and will back cars up and this should be taken into consideration. With the apartments down the road, why are more homes needed. There is concern about this being a rental community.

David Schultz, 4446 Locklin Road, moved here 4 years ago from Gwinnett County to move away from this type of growth. All the tracts in the area are 5 to 10 acres.

James B Duden, 4425 Locklin Road, has been here 24 years and he wants to know how they plan to run water down Locklin Road. He has concerns about traffic and accidents.

Keith Stafford, 1023 McLeod Estates Drive, McLeod Estates. Mr. Ewing built the homes in this subdivision. Mr. McLeod developed the subdivision and created the HOA. Mr. Ewing has never turned it over to the residents and claimed it didn't exist. He was just letting them know that he probably won't start an HOA in this development.

Megan Linebaugh spoke stating that she does not live in this area but wanted to know how many lots could be developed now and verified that this is an open space conservation. Charna Parker said maybe 18; that they would have to be 2-acre lots. She asked if the Board of Commissioners had adopted the amendment that was proposed last year would this have allowed this gentleman to build this without having to come before this board. Ms. Parker explained that because this property is zoned A1 and R1 if he wanted the density of 1 dwelling per 1 acre he would still have to come before the board to rezone all to R1. She just wondered because she is seeing a trend of these type of developments as the opportunity for developers to have less infrastructure to install and cram more lots into the subdivision.

Rebuttal: Mr. Porter stated there would be no issues for mandatory HOA. The design is for the subdivision to be owner occupied. The purpose of the open space is to try to create a buffer. This property can be developed with larger lots with no buffers along the development. The issues of the cost of homes and apartments down the road; the design of a \$400,000 house is the in between home for teachers and police officers. Why must people choose between apartments and million-dollar homes, young people just want a starter home. The property has already been developed into larger estate lots as much as could be done, and this is what is left. Hwy 78 could grow, and this could be commercial one day. He stated people are always saying I moved here to get away from wherever, should this mean that no one else can move here. He asked that a recommendation for approval be given.

Recommendation: Michelle Trammel stated that she would like to make a motion instead of recommending R1 OSC to rezone to A1 OSC. Chairman Hinton stated unfortunately what we have an application requesting R1 OSC so what we must do is either recommend approval of the R1 OSC with any conditions you may have or denial. Ms. Trammel then made a motion to recommend denial with a second by John Pringle. Tim Hinton and Wesley Sisk opposed that motion. Michelle Trammel, John Pringle, Tim Kemp, and Terry Eison voted in favor of the motion to deny. The motion carried.

Character Area Map Amendment

Application # LU24050020

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 8-6-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1780012X00 & C1780012400

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Adam Ewing</u>	<u>Jeffery Bell</u> <u>Joe Harrison</u>
<u>Po Box 270</u>	<u>Po Box 369</u> <u>Po Box 963</u>
<u>Bethlehem, GA</u> <u>30620</u>	<u>Watkinsville GA</u> <u>Watkinsville, GA</u> <small>(If more than one owner, attach Exhibit "A")</small> <u>30677</u>
Phone # <u>6786280227</u>	Phone # <u>706-207-4652 / 706-255-8100</u>

E-mail Address: aeewing@premierhq.com

Location: Hwy 78 / Locklin Rd Acreage 34.81 / 5.01 AC
~~33.91 / 5.02~~

Existing Character Area: rural Residential / Agriculture (39.82 acres)

Proposed Character Area: Suburban

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

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

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R1OSC Number of Lots: 34 Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

[Signature] Date 5/30/24 Fee Paid \$ 250.00

Rezone Application # Z24050021
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 7-11-2024 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 8-6-2024 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1780012X00X00 ^{35.41 acres} & C1780012Y00 ^{5.02 acres}

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Adam Ewing

Jeffrey Bell

PO Box 270

PO Box 369

Bethlem, GA

Watkinsville GA

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

Phone # 678 628 6227

Phone # _____

Location: Hwy 78 / Locklin Rd Requested Zoning R1 OSC Acreage 34.81 / 5.01 AC
~~33.11 / 5.02~~

Existing Use of Property: Undeveloped

Existing Structures: Abandoned house (to be removed)

The purpose of this rezone is Develop a 34 lot subdivision

Property is serviced by the following:

Public Water: X Provider: Walton Co Water Auth. Well: _____

Public Sewer: NA Provider: N/A Septic Tank: X

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

Signature AZ Date 5/30/24 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 A1/R1 Surrounding Zoning: North R1 South A1/R1
East A1 West R1

Comprehensive Land Use: Rural Residential / Agriculture DRI Required? Y _____ N ✓

Commission District: 4-Lec Bradford Watershed: _____ TMP ✓

I hereby withdraw the above application _____ Date _____

AUTHORIZATION BY PROPERTY OWNER

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

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

Name of Applicant: Adam Ewing

Address: PO Box 270, Bethlehem, GA

Telephone: 678 628 0227

Location of Property: Hwy 78 & Lockin Road

Map/Parcel Number: C1780012X00 (33.91AC) & C1780012Y00 (S.02AC)

Current Zoning: A1 R1 Requested Zoning: R1 OSC

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: JEFF BELL

Print Name: JEFF HARRISON

Address: P.O. Box 369 WATKINSVILLE, GA 30677

Address: P.O. Box 963 WALKERSVILLE GA 30677

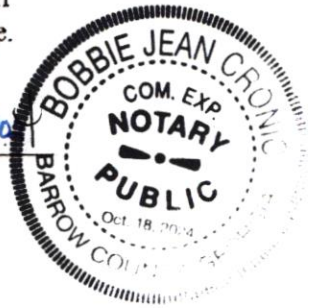
Phone #: 706 707 4652

Phone #: 706 255-8100

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

[Signature]
Notary Public

05-31-2011
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;

All adjoining properties are zoned
A1/R1 used primarily for residential
use.

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

The particular zoning only
allows for one lot due to the
road frontage without building
infrastructure.

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

Rezoning will not destruct property
values or hurt the health safety
or moral of the public in any
way.

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

The public gains greater housing
availability that is needed in our
community at this time compared
to a loss in property value to the
owner.

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

The future land use for Walton
County will be residential use

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

- N/A

Revised Site Plan

GENERAL NOTES
 -DOMESTIC WATER SUPPLY TO BE WALTON COUNTY
 -SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
 -CURRENT ZONING: A1 R1
 -TO BE REZONED: R1 OSC
 -MINIMUM LOT WIDTH 100FT
 -NEW COUNTY R/W: 2,069 LF @ 60FT ROW

BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM PLAT PREPARED BY
 GULF-ATLANTIC FORESTRY, DATED 06/24/2017
 -SOURCE OF DATUM IS MEAN SEA LEVEL

FLOOD NOTE:
 FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M.
 COMMUNITY PANEL No. 13297C0155E, DATED 12/15/22

BUILDING SETBACKS R1:
 FRONT: 40' FROM R/W OF ROADS
 SIDE: 10' FROM PROPERTY LINES
 REAR: 40' FROM PROPERTY LINES

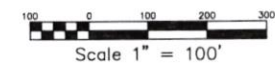
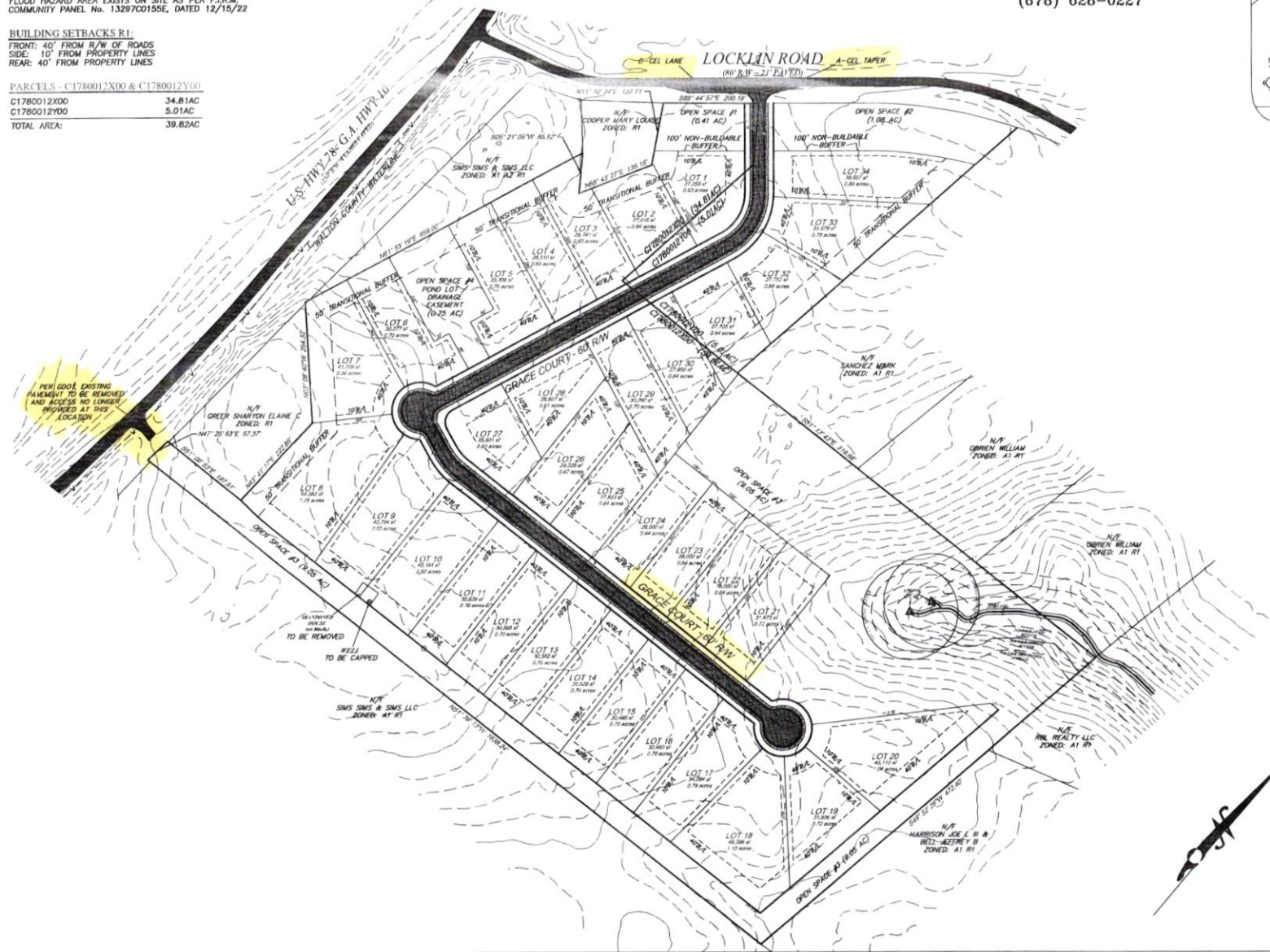
PARCELS - C1780012X00 & C1780012Y00

C1780012X00	34.81AC
C1780012Y00	5.01AC
TOTAL AREA:	39.82AC

**OPEN SPACE CONSERVATION
 DEVELOPMENT OVERLAY DATA:**
 TOTAL AREA: 39.82 ACRES
 TOTAL LOTS: 34
 DENSITY: 0.80 LOTS/AC
 TAX PARCEL: C1780012X00 & C1780012Y00
 SUBDIVIDED PER ART. 4 -
 PART 2 SECT. 120 (OSC) & ART. 4-1-140
 MIN. 25% OPEN SPACE REQ.: 0.96 AC
 OPEN SPACE PROVIDED(1+2+3+4): 11.29 AC

**OWNER DEVELOPER
 PRIMARY PERMITTEE
 PREMIER HCG
 PO BOX 270
 BETHLEHEM, GA 30620
 PH: (678) 628-0227
 oldmillproperties.main@gmail.com**

**24 HOUR CONTACT
 ADAM EWING
 (678) 628-0227**



Sullins Engineering, LLC
 CIVIL ENGINEERS & LAND PLANNERS
 302 WEST MAY STREET
 WINDER, GA 30090
 PHONE: (678) 887-9219

**RESUBMIT PLAN FOR
 GRACE ESTATES**
 (LOCATED ON
 PARCEL C1780012X00 & C1780012Y00
 WILSON COUNTY, GEORGIA)

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. Call before you dig.
 www.Georgia811.com

DATE: 6/17/2024 JOB #: 3033
 SHEET 1

"NOT FOR FINAL RECORDING"



302 West May Street, Winder, GA 30680 * matt@sullinsengineering.com * 706-773-3849

May 30, 2024

RE: Application for Rezone for Parcels C1780012Y00 & C1780012X00 Locklin Road

Letter of Intent

I am writing on behalf of Adam Ewing with Premier HCG, the applicant, to formally request a rezone application from AG R1 to R1 OSC for the above-referenced parcels. Our purpose in seeking this rezone is to develop a residential subdivision that aligns with the Walton County Comprehensive Plan and contributes positively to the surrounding community.

The existing conditions of the property consist of a lightly wooded area with gentle slopes, an abandoned and uninhabitable house with a dirt trail access from Locklin Road, and direct road frontage access to HWY 78. Our proposed rezone will not create a substantial change to the surrounding area or be considered spot zoning, as it is supported by a detailed concept plan showing 34 total residential lots with approximately 28.42% open space provided.

It is important to note that this property adjoins two R1 zoned properties to the north and northeast, while all other adjoining properties are zoned AG R1. Incorporating the Open Space Conservation Development Overlay District (OSC) into our proposal will further align with the goals of the Walton County Comprehensive Plan by adding additional open space throughout the development. Parcel C1780012X00, which is apart of this rezone, is partially zoned R1 already which only supports the character of the area being residential.

We are committed to addressing any concerns and providing further information as needed throughout the rezoning process. Should you have any questions or require additional details, please do not hesitate to reach out.

Thank you for considering our request.

Sincerely,

Matthew Sullins



GA Registration No. 28445

Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **August 6, 2024**

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

If so, When?

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the Following Subdivisions:Alcovy Springs, Pinewood Estates, River Station, Woodland Hills Phase 2, The Preserve at Good Hope Phase 2, Lake Varner Landing, Stillwater Springs Phase 1, Stillwater Springs Phase 2, A B Martin Estates, Red Oak Ridge Phase 2, Red Oak Ridge Phase 3, and Hawks Crossing**

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

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

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

Additional Documentation Attached? **Yes Plats attached**

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

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

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

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

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

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

Budget information attached? **N/A**

Comments: **N/A**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

OWNER'S ACKNOWLEDGMENT OF ASSIGNMENT FOR FRONT STREETS
 I, the undersigned, being the owner of the above described property, do hereby acknowledge the assignment of the front streets to the City of Alcovy Springs, Georgia, and I do hereby agree to execute all necessary documents to carry out such assignment.

[Signature]
 DATE: 5/17/21

ENGINEER'S CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the subdivision map shown herein has been prepared in accordance with the provisions of the Georgia Subdivision Law, and that the same is a true and correct copy of the original map as filed in my office.

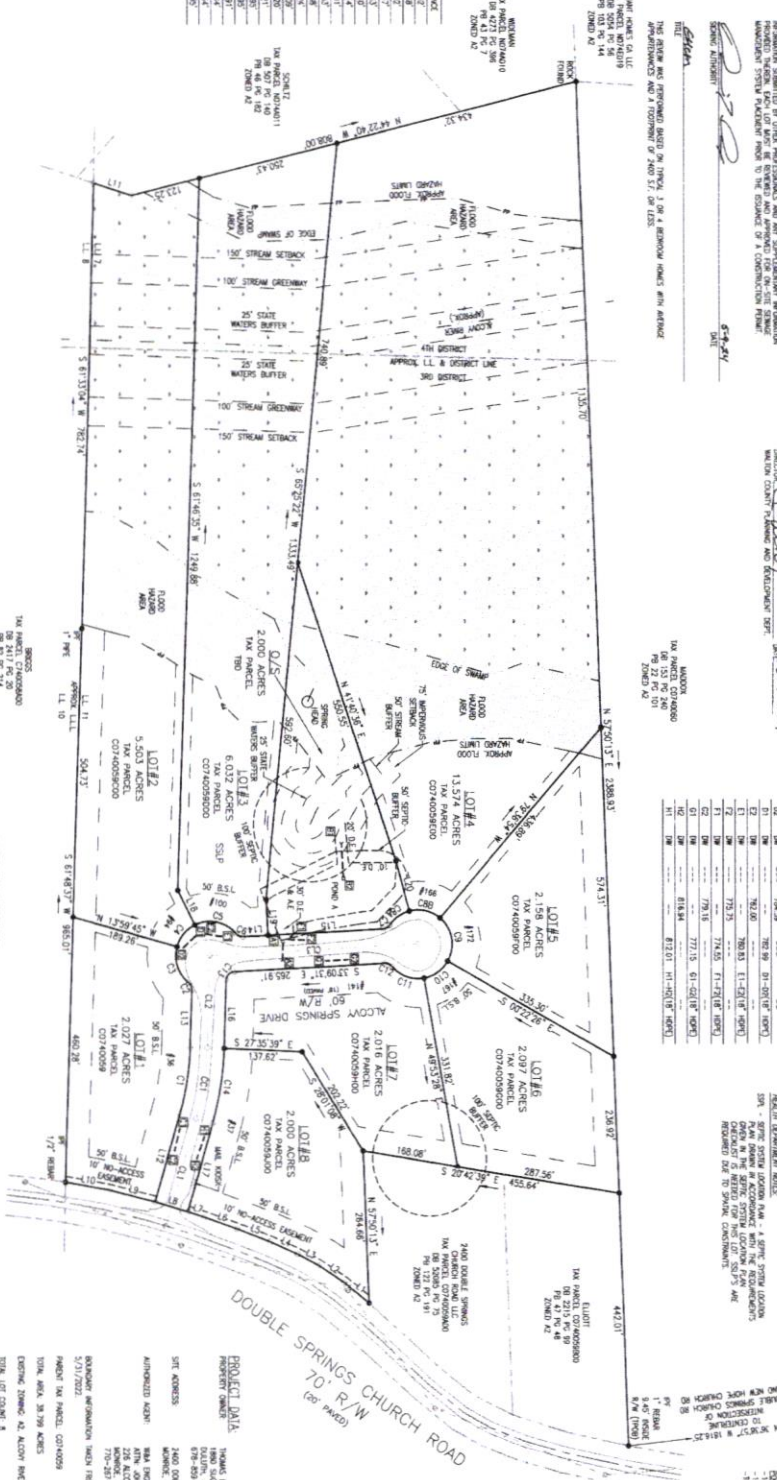
[Signature]
 DATE: 5-17-21

CHANGING LOT CORNER TABLE

LINE	CHANGING CORNER	NORTH	WEST	EAST	SOUTH
1	100	12.00	12.00	12.00	12.00
2	100	12.00	12.00	12.00	12.00
3	100	12.00	12.00	12.00	12.00
4	100	12.00	12.00	12.00	12.00
5	100	12.00	12.00	12.00	12.00

CHANGING DISTRICT TABLE

LINE	CHANGING DISTRICT	NORTH	WEST	EAST	SOUTH
1	100	12.00	12.00	12.00	12.00
2	100	12.00	12.00	12.00	12.00
3	100	12.00	12.00	12.00	12.00
4	100	12.00	12.00	12.00	12.00
5	100	12.00	12.00	12.00	12.00



LINE TABLE

LINE	BEGINNING	END	DISTANCE
1	S. 92° 27' 10" W.	S. 92° 27' 10" W.	12.00
2	S. 92° 27' 10" W.	S. 92° 27' 10" W.	12.00
3	S. 92° 27' 10" W.	S. 92° 27' 10" W.	12.00
4	S. 92° 27' 10" W.	S. 92° 27' 10" W.	12.00
5	S. 92° 27' 10" W.	S. 92° 27' 10" W.	12.00

SUBJECT PROPERTIES
 PARCEL NO. 100-00000000
 PARCEL NO. 101-00000000

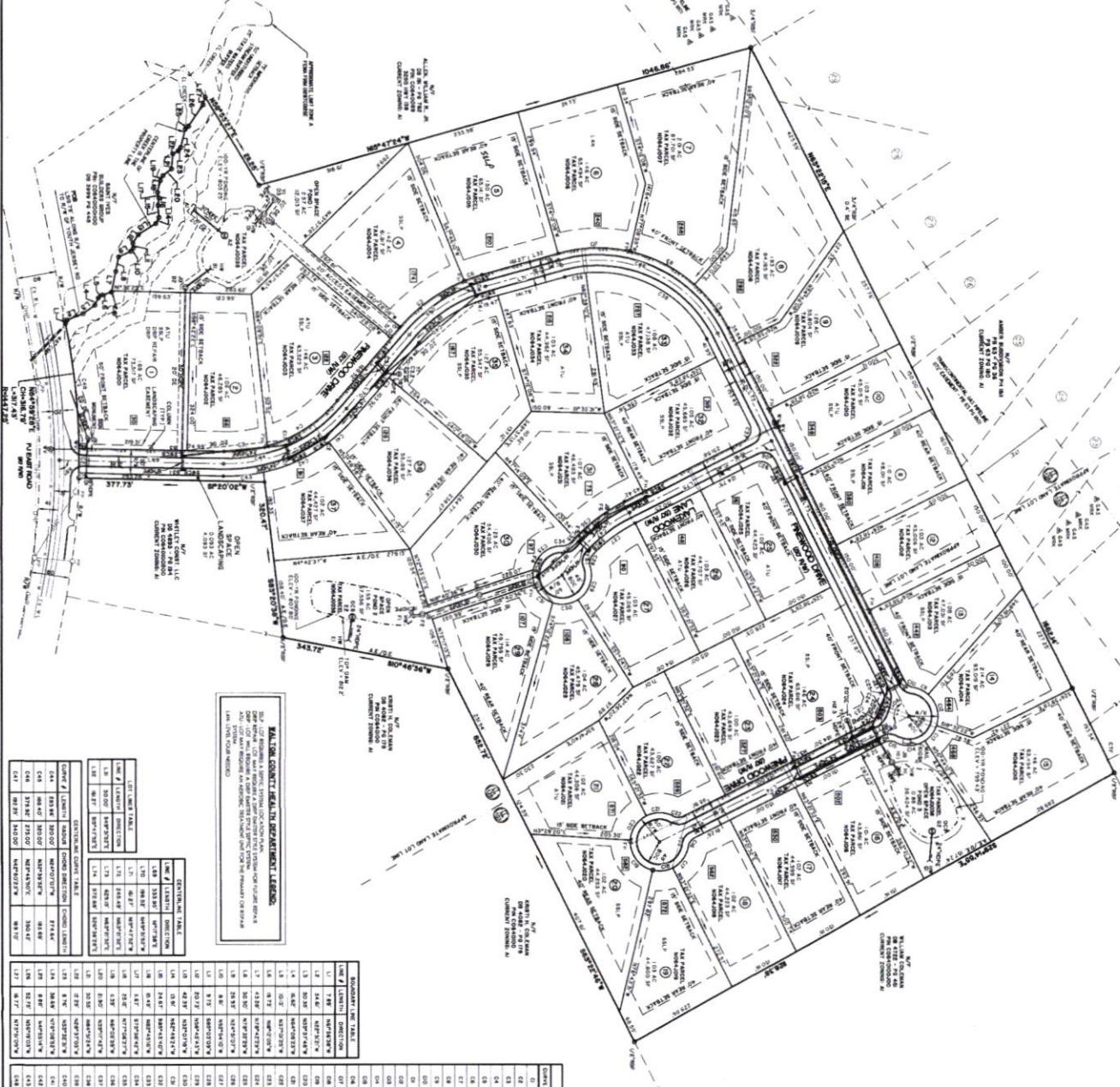
DEED RECORDS
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 DEED BOOK 12, PAGE 19

DEED RECORDS
 DEED BOOK 12, PAGE 19
 DEED BOOK 12, PAGE 19

REMARKS COMPLETED 5/17/2021
 NO OTHER WORK WAS REQUIRED AND NO OTHER WORK WAS REQUIRED AND NO OTHER WORK WAS REQUIRED.

DATE: 06/20/21
 FINAL SUBDIVISION PLAT OF
 ALCOVY SPRINGS

W&A ENGINEERING
 1002 South Broad Street
 Marietta, GA 30067
 770.281.4700
 WWW.WANDENGINEERING.COM



WILSON COUNTY HEALTH DEPARTMENT LEGEND

30' BUFFER ZONE FROM ALL EXISTING AND PROPOSED WELLS AND WATER TREATMENT PLANTS. ALL WELLS ARE TO BE DELETED FROM THE MAP FOR THE PURPOSE OF THIS PLAN. THE BUFFER ZONE IS TO BE MAINTAINED AT ALL TIMES.

WELL #	WELL TYPE	WELL DEPTH	WELL LOCATION
1	1.5"	100'	100'
2	1.5"	100'	100'
3	1.5"	100'	100'
4	1.5"	100'	100'
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100	1.5"	100'	100'

LEGEND

- 1. BOUNDARY
- 2. EASEMENT
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- 100. CONVEYANCE

FINAL PLAT

REC'D APR 28 2014

PROJECT ADDRESS: P. J. EAST RD

PROJECT: PINewood ESTATES, LOIS 103 & 128, 4RD DISTRICT, WALTON COUNTY, GA

CONTACT: MR. KEITH BOECKMAN, (878) 999-6650, KEITH.BOECKMAN@BOWENHOBBS.COM

5072 BRISTOL INDUSTRIAL WAY, SUITE A, BUFORD, GA 30518 • 770-271-2888

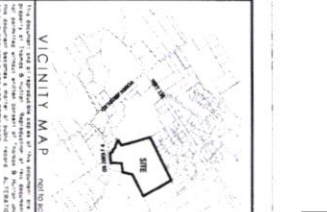
www.thomashutton.com

THOMAS HUTTON

04/23/14

SCALE: 1" = 100'

SHEET 2 OF 3



TOTAL AREA: 44.56 ACRES

GENERAL CLONE CHART

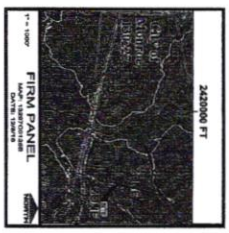
CLONE	NUMBER	LENGTH	WIDTH	AREA
1	1	100	100	10000
2	2	200	200	40000
3	3	300	300	90000
4	4	400	400	160000
5	5	500	500	250000
6	6	600	600	360000
7	7	700	700	490000
8	8	800	800	640000
9	9	900	900	810000
10	10	1000	1000	1000000

PIPE CHART

PIPE	SIZE	TYPE	LENGTH	SCREW	MV. OUT	MV. IN
1	12"	PVC	100			
2	18"	PVC	200			
3	24"	PVC	300			
4	36"	PVC	400			
5	48"	PVC	500			
6	60"	PVC	600			
7	72"	PVC	700			
8	84"	PVC	800			
9	96"	PVC	900			
10	108"	PVC	1000			

LEGEND

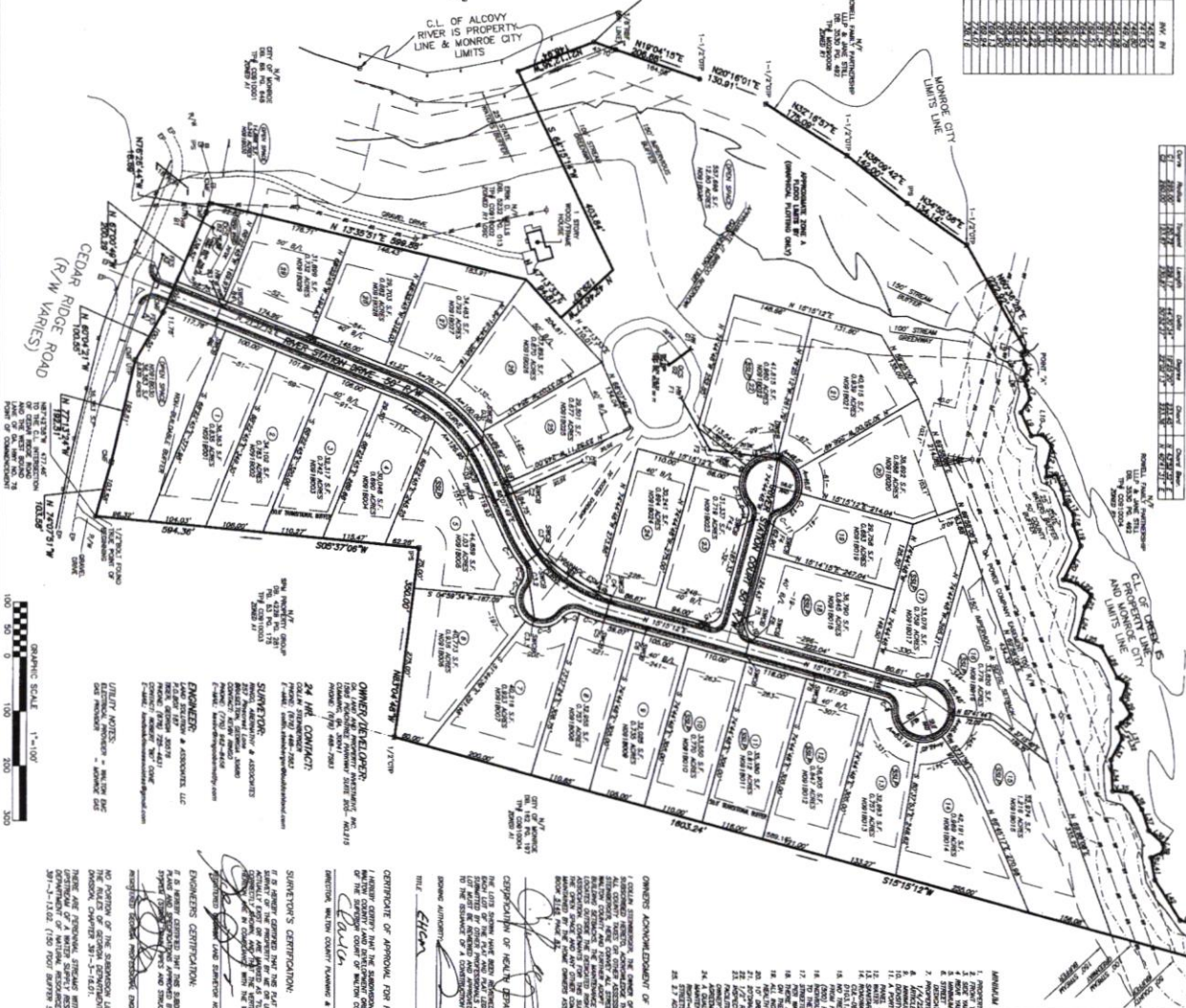
- 1. CENTERLINE OF ROADWAY
- 2. CENTERLINE OF SIDEWALK
- 3. CENTERLINE OF UTILITY
- 4. CENTERLINE OF RIVER
- 5. CENTERLINE OF CANAL
- 6. CENTERLINE OF FUTURE ROADWAY
- 7. CENTERLINE OF FUTURE SIDEWALK
- 8. CENTERLINE OF FUTURE UTILITY
- 9. CENTERLINE OF FUTURE RIVER
- 10. CENTERLINE OF FUTURE CANAL
- 11. CENTERLINE OF EXISTING ROADWAY
- 12. CENTERLINE OF EXISTING SIDEWALK
- 13. CENTERLINE OF EXISTING UTILITY
- 14. CENTERLINE OF EXISTING RIVER
- 15. CENTERLINE OF EXISTING CANAL



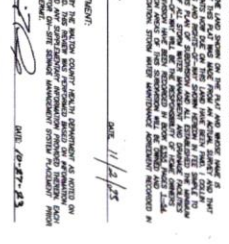
CERTIFICATE OF APPROVAL FOR RECORD
 RIVER STATION
 01/24/22

BOUNDARY ONLY CHART

LINE	NUMBER	LENGTH	WIDTH	AREA
1	1	100	100	10000
2	2	200	200	40000
3	3	300	300	90000
4	4	400	400	160000
5	5	500	500	250000
6	6	600	600	360000
7	7	700	700	490000
8	8	800	800	640000
9	9	900	900	810000
10	10	1000	1000	1000000



CERTIFICATE OF APPROVAL FOR RECORD
 RIVER STATION
 01/24/22

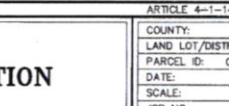


LEGEND

- 1. CENTERLINE OF ROADWAY
- 2. CENTERLINE OF SIDEWALK
- 3. CENTERLINE OF UTILITY
- 4. CENTERLINE OF RIVER
- 5. CENTERLINE OF CANAL
- 6. CENTERLINE OF FUTURE ROADWAY
- 7. CENTERLINE OF FUTURE SIDEWALK
- 8. CENTERLINE OF FUTURE UTILITY
- 9. CENTERLINE OF FUTURE RIVER
- 10. CENTERLINE OF FUTURE CANAL
- 11. CENTERLINE OF EXISTING ROADWAY
- 12. CENTERLINE OF EXISTING SIDEWALK
- 13. CENTERLINE OF EXISTING UTILITY
- 14. CENTERLINE OF EXISTING RIVER
- 15. CENTERLINE OF EXISTING CANAL

BOUNDARY ONLY CHART

LINE	NUMBER	LENGTH	WIDTH	AREA
1	1	100	100	10000
2	2	200	200	40000
3	3	300	300	90000
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5	5	500	500	250000
6	6	600	600	360000
7	7	700	700	490000
8	8	800	800	640000
9	9	900	900	810000
10	10	1000	1000	1000000



LEGEND

- 1. CENTERLINE OF ROADWAY
- 2. CENTERLINE OF SIDEWALK
- 3. CENTERLINE OF UTILITY
- 4. CENTERLINE OF RIVER
- 5. CENTERLINE OF CANAL
- 6. CENTERLINE OF FUTURE ROADWAY
- 7. CENTERLINE OF FUTURE SIDEWALK
- 8. CENTERLINE OF FUTURE UTILITY
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- 10. CENTERLINE OF FUTURE CANAL
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- 12. CENTERLINE OF EXISTING SIDEWALK
- 13. CENTERLINE OF EXISTING UTILITY
- 14. CENTERLINE OF EXISTING RIVER
- 15. CENTERLINE OF EXISTING CANAL

ARTICLE 4-1-140 & 4-2-120



OWNERS ACKNOWLEDGMENT OF DEED FOR PUBLIC STREETS
 DATE: 11/2/22
 HIL, DEBRY, ES

ENGINEER'S CERTIFICATION
 DATE: 01/24/22

NO PORTION OF THE SUBDIVISION LIES IN A SUBDIVISION REGISTERED WITH THE STATE OF MISSISSIPPI...
 DATE: 01/24/22

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		



FINAL PLAT FOR:
RIVER STATION

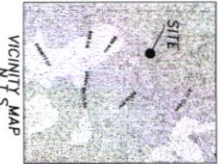
COUNTY: WALTON
 LAND LOT/DISTRICT: 7/3RD
 PARCEL ID: 00910-00000-002-000
 DATE: 06/30/23
 SCALE: 1" = 100'
 JOB NO.: 22053

RINGO ABERNATHY & ASSOCIATES
 CONSULTANTS SURVEYORS PLANNERS
 237 PINCREST LANE BRASELTON GEORGIA, 30517
 Phone (770) 962-8456

FINAL PLAT FOR: Woodland Hills Phase 2

LOCATED IN LAND LOTS 35, 72, 256 & 257 OF THE 4TH & 5TH DISTRICT, WALTON COUNTY, GEORGIA

PARENT TAX PARCEL C0380037



RECORDING INFORMATION
 WALTON COUNTY, GEORGIA
 RECORDS AND DEEDS DIVISION
 1000 WALTON COUNTY COURTHOUSE
 WALTON COUNTY, GEORGIA 32093

THIS BOOK EXEMPT FROM THE CLAIM OF THE SUPERVISION DEPT

GENERAL NOTES

1. NEIGHBORHOOD NAME - WOODLAND HILLS
2. SUBDIVISION NAME - PHASE 2
3. PLOT NUMBER - 120
4. DATE OF RECORDING - 08/12/23
5. DATE OF EXPIRATION - 08/12/23
6. DEPARTMENT - WATERS
7. DISTRICT - 4TH & 5TH
8. COUNTY - WALTON
9. STATE - GEORGIA
10. RECORDING NUMBER - 00380037
11. REGISTERED PROFESSIONAL ENGINEER - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
12. REGISTERED SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
13. REGISTERED GEODENSITICIAN - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
14. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
15. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
16. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
17. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
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21. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
22. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
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27. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
28. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
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32. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
33. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
34. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000
35. REGISTERED LAND SURVEYOR - JAMES H. SULLIVAN, P.E., LICENSE NO. 000000000

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREOF HAVE BEEN RECEIVED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND THIS REVIEW HAS BEEN MADE BY THE HEALTH DEPARTMENT AND IT IS THE POLICY OF THIS DEPARTMENT TO REVIEW AND APPROVE FOR OR FOR SOME REMEDIATION SYSTEM PLACEMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

DATE: THIS DAY OF August, 2023

TITLE: *Sullivan*

BY: *[Signature]*

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND

SHP - STRUCTURE LOCATION PLAN - A STRUCTURE LOCATION PLAN FOR EACH LOT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

ATU - AIR TREATMENT UNIT - AS INDICATED BY THE AIR TREATMENT UNIT LEGEND SHALL BE PROVIDED FOR EACH LOT BY THE HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

DWP - DRINKING WATER PLANT - AS INDICATED BY THE DRINKING WATER PLANT LEGEND SHALL BE PROVIDED FOR EACH LOT BY THE HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

OH - OTHER HEALTH DEPARTMENT - AS INDICATED BY THE OTHER HEALTH DEPARTMENT LEGEND SHALL BE PROVIDED FOR EACH LOT BY THE HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

LN - LAND USE ZONING - AS INDICATED BY THE LAND USE ZONING LEGEND SHALL BE PROVIDED FOR EACH LOT BY THE HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

SHPD - STRUCTURE LOCATION PLAN - AS INDICATED BY THE STRUCTURE LOCATION PLAN LEGEND SHALL BE PROVIDED FOR EACH LOT BY THE HEALTH DEPARTMENT PRIOR TO THE CONSTRUCTION OF A CONSTRUCTION PERMIT.

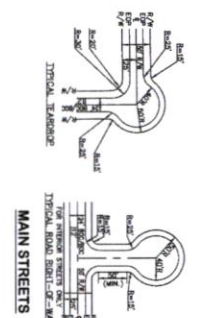
ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND PERMITS APPROVED BY WALTON COUNTY, GEORGIA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE CONSTRUCTION AND FINDS THAT THE CONSTRUCTION OF THIS SUBDIVISION IS IN ACCORDANCE WITH THE PLANS AND PERMITS APPROVED BY WALTON COUNTY, GEORGIA.

REGISTERED GEODENSITICIAN ENGINEER

[Signature]

REG. NO. 28445 DATE OF EXPIRATION: 12-1-23



SHP - STRUCTURE LOCATION PLAN

A STRUCTURE LOCATION PLAN (SHP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATE OF WALTON COUNTY PLANNING & DEVELOPMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL LOCATIONS, DISTANCES, BEARINGS, AND ANGLES HAVE BEEN CORRECTLY DETERMINED AND THAT THE PLAT IS IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND THE LOCAL LAWS OF THE STATE OF GEORGIA.

REGISTERED GEODENSITICIAN

[Signature]

REG. NO. 3123 DATE OF EXPIRATION: 12-31-23

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL LOCATIONS, DISTANCES, BEARINGS, AND ANGLES HAVE BEEN CORRECTLY DETERMINED AND THAT THE PLAT IS IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND THE LOCAL LAWS OF THE STATE OF GEORGIA.

REGISTERED SURVEYOR

[Signature]

REG. NO. 3123 DATE OF EXPIRATION: 12-31-23

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED PER FIRE DEPARTMENT REQUIREMENTS AND IS IN ACCORDANCE WITH THE PLANS AND PERMITS APPROVED BY WALTON COUNTY, GEORGIA.

REGISTERED WATER PROVIDER

[Signature]

REG. NO. 3123 DATE OF EXPIRATION: 12-31-23

OWNERS ACKNOWLEDGEMENT OF DEDICATION OF PUBLIC STREETS

(STATE OF GEORGIA) (COUNTY OF WALTON)

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THE PLAT AND MOSE HAVE SUBMITTED HERETO KNOWLEDGE THAT THIS PLAT IS ACCORDING TO THE ACTS OF PARLIAMENT AND THE LOCAL LAWS OF THE STATE OF GEORGIA.

REGISTERED SURVEYOR

[Signature]

REG. NO. 3123 DATE OF EXPIRATION: 12-31-23

CERTIFICATE OF APPROVAL OF PRELIMINARY PLAT FOR DISC/LESS SUBDIVISION

PURSUANT TO THE COMPENSATION AND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA ALL REQUIREMENTS OF THIS ORDINANCE HAVE BEEN MET AND THE PLAT IS IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND THE LOCAL LAWS OF THE STATE OF GEORGIA.

DIRECTOR WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

[Signature]

8-16-2023

- PLANNING INFORMATION**
1. THE HEALTH DEPARTMENT REVIEW HAS BEEN BASED ON TYPICAL 3.0 OR 4.0 MGD DRAINAGE BASIN WITH AVERAGE APPLICANCES AND A FOOTPRINT OF 2000 SQ FT PER LOT (RESIDENTIAL) AND 1000 SQ FT PER LOT (COMMERCIAL).
 2. THE HEALTH DEPARTMENT APPROVES THE PLAT AS SHOWN AND APPROVES THE PLACEMENT OF THE MAIN STREETS AND THE DRAINAGE BASIN.
 3. THE HEALTH DEPARTMENT APPROVES THE PLACEMENT OF THE MAIN STREETS AND THE DRAINAGE BASIN.
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 35. THE HEALTH DEPARTMENT APPROVES THE PLACEMENT OF THE MAIN STREETS AND THE DRAINAGE BASIN.

PLANNING INFORMATION

NO PORTION OF THE SUBDIVISION LIES IN A QUADRAHANT RECORDED AREA, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 291-3-16(C).

THESE ARE PERSONAL STRIPS WITHIN OF THE SUBDIVISION THAT ARE SUBJECT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 291-3-16(C).

PLANNING INFORMATION

ENGINEER:
 SULLIVAN ENGINEERING, LLC
 30 WEST LAMY STREET
 WINNER, GEORGIA 30090
 PHONE: (678) 697-0200
 CONTACT: MATTHEW SULLIVAN

SURVEYOR:
 NORTHEAST LAND SURVEYING, LLC
 PO BOX 34
 BRASHELTON, GA 30307
 PHONE: (770) 776-7700
 CONTACT: ARNOLD GANN

OWNER/DEVELOPER:
 WALTON COUNTY, GA, LLC
 PO BOX 365
 LOCANVILLE, GA
 PHONE: (678) 379-0535
 CONTACT: NED BUTLER

CLOSURE STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ROAD AND DRIVE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THAT THE ROAD AND DRIVE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

[Signature]

WALTON COUNTY

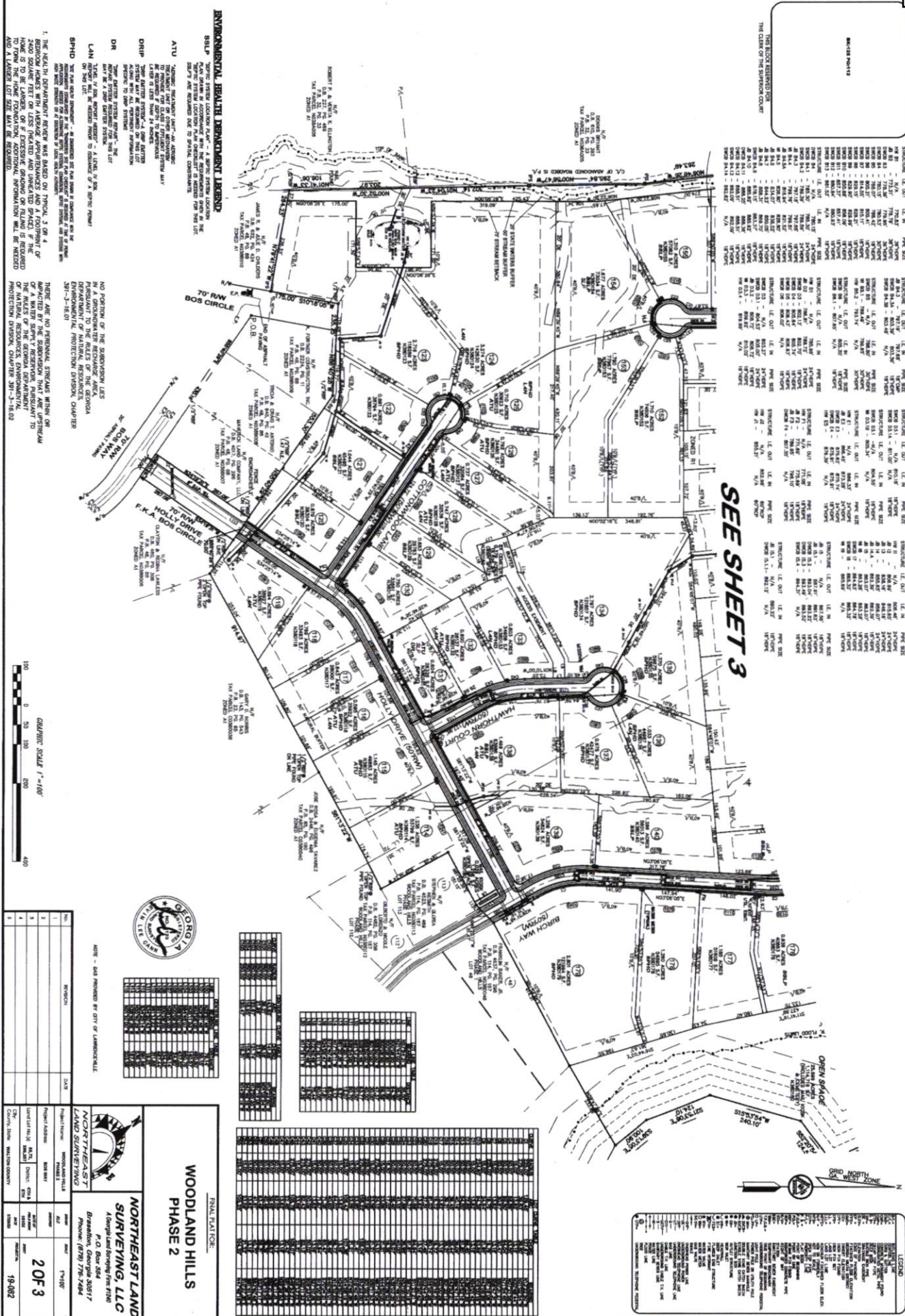
REGISTERED SURVEYOR

1200 WEST LAMY STREET, WINNER, GA 30090

PHONE: (678) 697-0200

CONTACT: MATTHEW SULLIVAN

NO.	REVISION	DATE
1		
2		
3		
4		
5		



SEE SHEET 3

ENVIRONMENTAL HEALTH DEPARTMENT LICENSES

SEAL
 PLAN SHALL BE ACCORDANCE WITH THE REGULATIONS FOR THE THE STATE'S AND REVISIONS OF THE INITIAL COMPLIANCE.

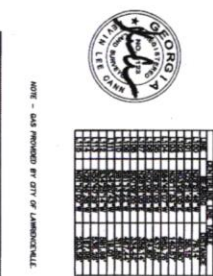
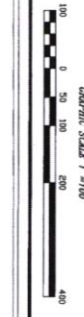
ATV
 TRANSPORTATION TOOL FOR OTHER ACTIVITIES.
 BE REGISTERED AS PER THE REGULATIONS FOR THE THE STATE'S AND REVISIONS OF THE INITIAL COMPLIANCE.

DMIP
 SYSTEM MAY BE REQUIRED ON AND LOT SPECIFIC TO THE SYSTEM'S.

DR
 ANY OTHER SYSTEMS PERMITTED TO BE USED ON THIS LOT.

LAW
 MAY BE A USER SYSTEM PERMITTED TO BE USED ON THIS LOT.

SPHD
 THE PLAN SHALL BE ACCORDANCE WITH THE REGULATIONS FOR THE THE STATE'S AND REVISIONS OF THE INITIAL COMPLIANCE.



NOTE - GAS PROVIDED BY CITY OF LANCASTER

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

Project Name	WOODLAND HILLS
Project Address	WOODLAND HILLS
Project City	LANCASTER, GA
Project State	GA
Project Zip	30840
Project Phone	(770) 778-7484
Project Fax	(770) 778-7484
Project Email	
Project Date	19-082
Project Sheet	2 OF 3

**WOODLAND HILLS
 PHASE 2**

FINAL PLAN FOR

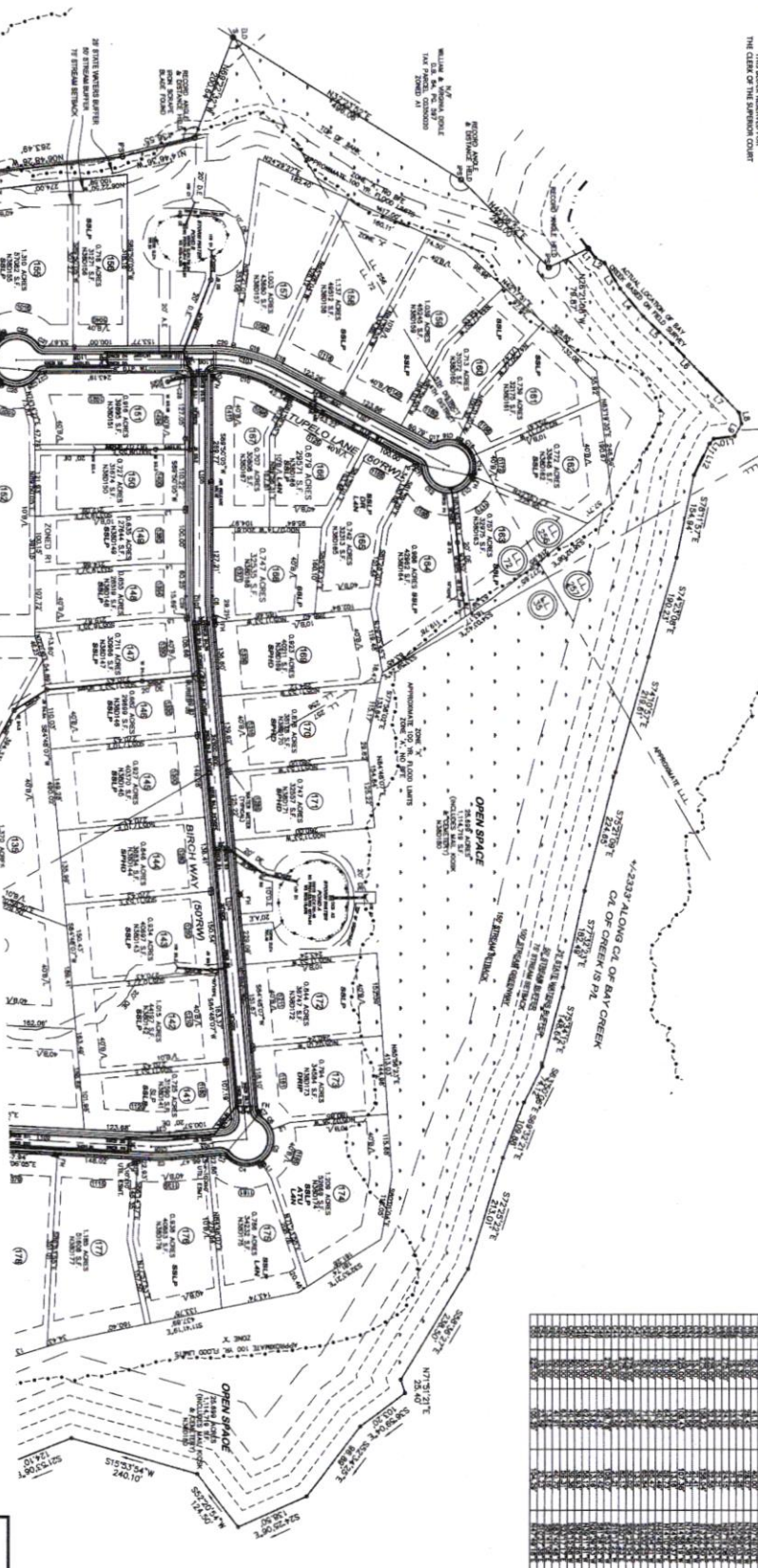
NORTHEAST LAND SURVEYING, LLC
 A Limited Liability Corporation
 P. O. Box 544
 Braselton, Georgia 30517
 Phone: (770) 778-7484

LEGEND

[Symbol]	LEASING
[Symbol]	OPEN SPACE
[Symbol]	WOODLAND
[Symbol]	...

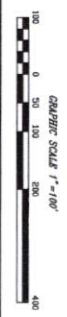
THIS BLOCK REPRESENTS THE CENTER OF THE SUBDIVISION COURT

ACTUAL LOCATION OF ANY OTHER BOUNDARY ON FIELD SURVEY



ENVIRONMENTAL HEALTH DEPARTMENT LEGEND

- BLP** - PLANNED LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT. THIS LOT IS TO BE LATER REDEVELOPED BY THE HEALTH DEPARTMENT. THIS LOT IS TO BE REDEVELOPED BY THE HEALTH DEPARTMENT. THIS LOT IS TO BE REDEVELOPED BY THE HEALTH DEPARTMENT.
- ATU** - APPROVED TRAILER UNIT. THIS UNIT IS TO BE USED AS A TRAILER UNIT. THIS UNIT IS TO BE USED AS A TRAILER UNIT. THIS UNIT IS TO BE USED AS A TRAILER UNIT.
- DRIP** - DRAINAGE SYSTEM. THIS SYSTEM IS TO BE USED AS A DRAINAGE SYSTEM. THIS SYSTEM IS TO BE USED AS A DRAINAGE SYSTEM. THIS SYSTEM IS TO BE USED AS A DRAINAGE SYSTEM.
- OH** - OTHER. THIS OTHER IS TO BE USED AS AN OTHER. THIS OTHER IS TO BE USED AS AN OTHER. THIS OTHER IS TO BE USED AS AN OTHER.
- LAN** - LAND. THIS LAND IS TO BE USED AS A LAND. THIS LAND IS TO BE USED AS A LAND. THIS LAND IS TO BE USED AS A LAND.
- SPHD** - SPECIAL. THIS SPECIAL IS TO BE USED AS A SPECIAL. THIS SPECIAL IS TO BE USED AS A SPECIAL. THIS SPECIAL IS TO BE USED AS A SPECIAL.



NO.	DESCRIPTION	DATE
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3		
4		

NOTE - GAS PROVIDED BY CITY OF LAMBERTVILLE.

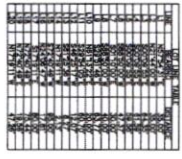
**WOODLAND HILLS
PHASE 2**

FINAL PLAN FOR

NORTHEAST LAND SURVEYING, LLC

1100 N. O. Blvd., Ste. 100
Brazhiron, Georgia 30517
Phone: (878) 778-7484

Project Name	WOODLAND HILLS
Project Address	6000 WAY
Parcel No.	041 001
Parcel No. 2	041 002
Parcel No. 3	041 003
Parcel No. 4	041 004
City/County	WALTON COUNTY
Scale	1"=100'
Sheet	3 OF 3
Date	10-10-2022



LEGEND

[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING FENCE
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[Symbol]	EXISTING ANTARCTIC
[Symbol]	PROPOSED ANTARCTIC

Revised 1-11-2023
 Plan Book 124
 Sheets 55-57

1-11-2023
 1-11-23

PLANNING AND DEVELOPMENT DEPARTMENT OF GREENSBORO, NORTH CAROLINA

Final subdivision plat for the proposed subdivision of 24.86 acres of land in the City of Greensboro, North Carolina, known as the Lake Varner Landing Subdivision, located in the 11th District, Planning and Development Department of Greensboro, North Carolina. The subdivision is bounded by Jersey Covington Road to the north, Lake Varner Drive to the east, and the 90-foot contour to the south and west. The subdivision is shown in the attached plat. The subdivision is shown in the attached plat. The subdivision is shown in the attached plat.

1-11-23

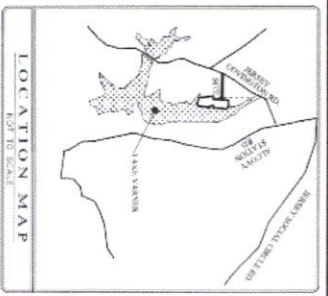
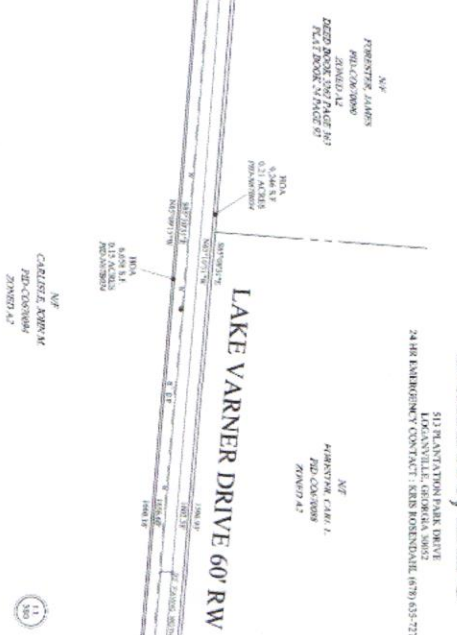
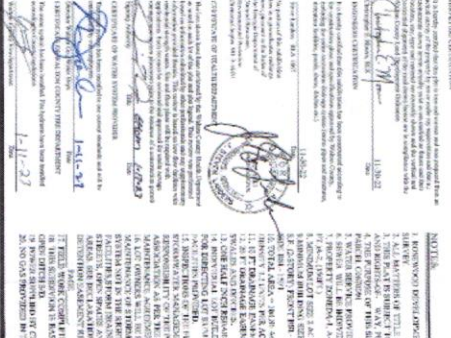
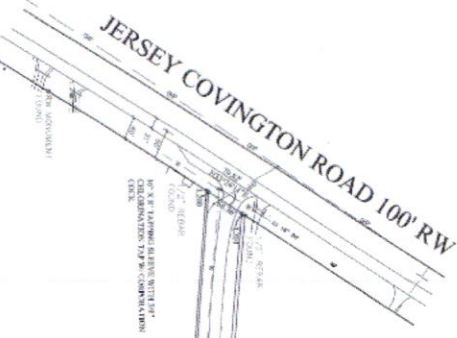
CITY OF GREENSBORO, NORTH CAROLINA
 Planning and Development Department
 1100 S. W. 3rd Street, Greensboro, NC 27403
 Phone: (336) 333-3333
 Fax: (336) 333-3334

FINAL SUBDIVISION PLAT FOR

Lake Varner Landing

Old Town Home Builders, LLC

512 N. ANTONIO PARK DRIVE
 LOANVILLE, GEORGIA 30023
 24.86 ACRES
 24.86 ACRES



NOTES:

1. THE SUBDIVISION IS AUTHORIZED FOR THE PURPOSES OF THE CITY OF GREENSBORO, NORTH CAROLINA, AND IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS.
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9. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS.
10. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS. THE SUBDIVISION IS SUBJECT TO THE CITY OF GREENSBORO, NORTH CAROLINA, ZONING ORDINANCES AND REGULATIONS.

CHRISTOPHER F. MOORE & ASSOCIATES, INC.
 PLANNING AND DEVELOPMENT DEPARTMENT
 1100 S. W. 3rd Street, Greensboro, NC 27403
 Phone: (336) 333-3333
 Fax: (336) 333-3334

GRAPHIC SCALE - IN FEET

0 100 200 300 400

FINAL PLAT OF
LAKE VARNER LANDING SUBDIVISION

REVISIONS	DATE	DESCRIPTION

RECORDING INFORMATION

BOOK NO. PAGE NO. COUNTY PLANNING & DEVELOPMENT PERM. DATE

ENGINEERS CERTIFICATION

I, ENGINEER CERTIFY THAT THIS SUBDIVISION AND ERECTION CONFORMS WITH THE REQUIREMENTS OF THE GEORGIA ENGINEERING ACT AND THE REGULATIONS THEREOF, AND THAT THE SUBDIVISION IS NOT SUBJECT TO ANY OTHER PLANNING AND DEVELOPMENT PERMITS, ORDINANCES, REGULATIONS, OR RESTRICTIONS...

SURVEYORS CERTIFICATION (WALTON)

I, SURVEYOR CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT AND ACCURATE REPRESENTATION OF THE ACTUAL SURFACE OF THE LAND SHOWN ON THE PLAT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA...

OWNER'S ACKNOWLEDGMENT OF DEDICATION

I, OWNER ACKNOWLEDGE THAT THE SUBDIVISION IS BEING DEDICATED TO THE PUBLIC USE AND THAT I AM HEREBY DEDICATING THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC...

FINAL SUBDIVISION PLAT FOR STILLWATER SPRINGS SUBDIVISION PHASE 1

TAX MAP 57, PARCELS 33 & 33A LAND LOTS 291, 318, 319, 322 & 323 5TH DISTRICT WALTON COUNTY, GEORGIA

SITE DATA

Table with 2 columns: TAX PARCEL IDENTIFICATION and COMMENTS. Rows include EXISTING ZONING, EXISTING LOT SIZE, PROPOSED LOT SIZE, PROPOSED FLOOR AREA, TOTAL SITE AREA, PROPOSED OPEN SPACE, PLANNED AREA, PLANNED PERCENT, and PLANNED PERCENT AT PRELIMINARY STAGES.

PLANNING CERTIFICATION

IN ACCORDANCE WITH THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, THE FINAL PLAT HAS BEEN APPROVED FOR RECORDING AND WILL BE RECORDED ON BEHALF OF THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

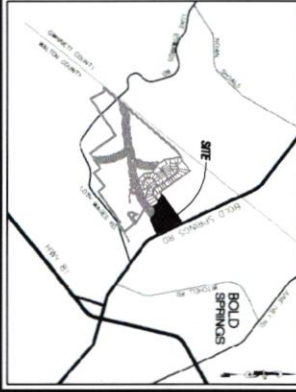
CERTIFICATION OF HEALTH DEPARTMENT

THE HEALTH DEPARTMENT HAS REVIEWED THE PLANNING AND DEVELOPMENT DEPARTMENT'S CERTIFICATION AND HAS NO OBJECTIONS TO THE PLAT BEING RECORDED AND WILL BE RECORDED BY THE HEALTH DEPARTMENT.

EXEMPTED ZONING

THESE CONDITIONS BELOW DO NOT APPLY TO THIS 51 LOT DEVELOPMENT Z-53(00)0 CONDITIONS. Z-06080007 CONDITIONS. Z-07010004 CONDITIONS.

VICINITY MAP



NOTES

- List of 17 notes detailing surveying, engineering, and planning requirements, including references to local ordinances and specific project details.



FINAL SUBDIVISION PLAT OF STILLWATER SPRINGS SUBDIVISION - PHASE 1 BASSETT SIGNATURE HOMES, LLC.

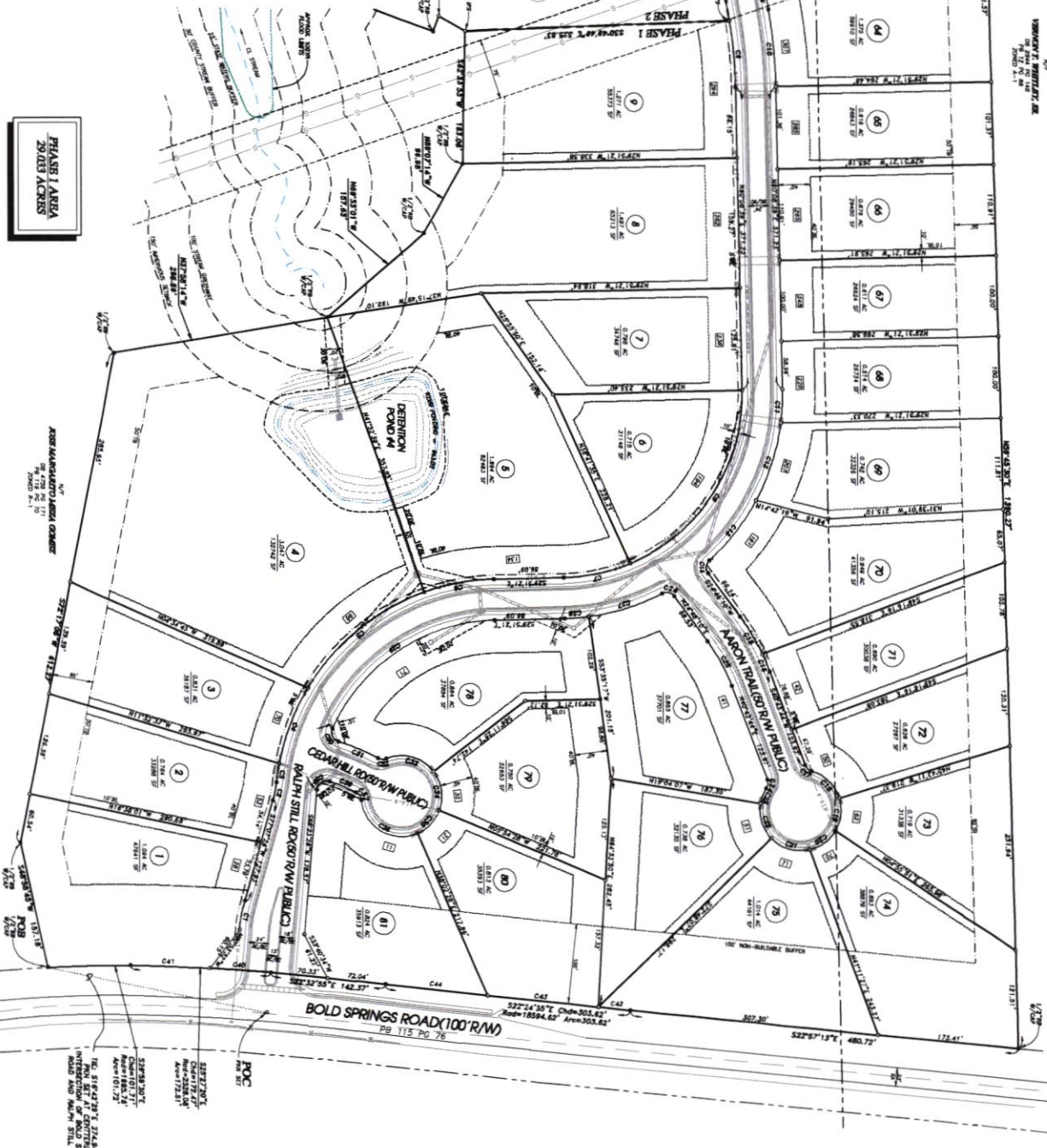


REVISIONS table with columns for DATE, DESCRIPTION, and DATE. Includes entries for address comments, revised soils sheet, and other updates.

P.O. BOX 431, ATTERBORO, GA 30508

LAND LOTS 291, 318, 319, 322, & 323 WALTON COUNTY, GEORGIA

CURVE TABLE				
STATION	START CHORD	END CHORD	CHORD BEARING	CURVE DATA
0+00	81.18	18.92	N 23° 45' 00" E	18.92' Radius
0+18.92	18.92	18.92	N 0° 00' 00" E	18.92' Radius
0+37.84	18.92	81.18	S 23° 45' 00" E	18.92' Radius
0+56.76	81.18	18.92	S 66° 15' 00" E	18.92' Radius
0+75.68	18.92	81.18	S 23° 45' 00" E	18.92' Radius
0+94.60	81.18	18.92	S 0° 00' 00" E	18.92' Radius
1+13.52	18.92	18.92	S 66° 15' 00" E	18.92' Radius
1+32.44	18.92	81.18	S 23° 45' 00" E	18.92' Radius
1+51.36	81.18	18.92	S 0° 00' 00" E	18.92' Radius
1+70.28	18.92	81.18	S 23° 45' 00" E	18.92' Radius
1+89.20	81.18	18.92	S 66° 15' 00" E	18.92' Radius
2+08.12	18.92	18.92	S 66° 15' 00" E	18.92' Radius
2+27.04	18.92	81.18	S 23° 45' 00" E	18.92' Radius
2+45.96	81.18	18.92	S 0° 00' 00" E	18.92' Radius
2+64.88	18.92	81.18	S 23° 45' 00" E	18.92' Radius
2+83.80	81.18	18.92	S 66° 15' 00" E	18.92' Radius
3+02.72	18.92	18.92	S 66° 15' 00" E	18.92' Radius
3+21.64	18.92	81.18	S 23° 45' 00" E	18.92' Radius
3+40.56	81.18	18.92	S 0° 00' 00" E	18.92' Radius
3+59.48	18.92	81.18	S 23° 45' 00" E	18.92' Radius
3+78.40	81.18	18.92	S 66° 15' 00" E	18.92' Radius
3+97.32	18.92	18.92	S 66° 15' 00" E	18.92' Radius



GENUINE
MAPPING & DESIGN

P.O. BOX 431, STEPHENSON, GA 30548
PHONE: (770) 712-4611
ROBERT@GENUINEMAPPING.COM

FINAL SUBDIVISION PLAT
OF
STILLWATER SPRINGS SUBDIVISION - PHASE 1
FOR
BASSETT SIGNATURE HOMES, L.L.C.

LOCATED IN
LAND LOTS 291, 318, 319, 322, & 323,
CITY DISTRICT
WALTON COUNTY, GEORGIA

DRAWING SCALE: 1" = 60'

0 60 120 180

DATE	BY	REVISIONS
05/06/09	ADDRES COMMENT	
05/10/09	ADDRES COMMENTS	
06/17/09	ADDRES COMMENTS	
07/07/09	REVISED SOILS SHEET AND DATA CHARTS	

DRAWING DATE: 02/19/09
LAWYER FIELD NUMBER: 01/01/29
MANAGER: TSD
DSD BY: [NAME]
JOB NUMBER: WAL-133-D
FILE: BSHH-George_FINAL.PLT

2	7
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© 2012 GENUINE MAPPING AND DESIGN, LLC

RECORDING INFORMATION

I, Mark Smith, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

I, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

I, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

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WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

FINAL SUBDIVISION PLAT

FOR

STILLWATER SPRINGS SUBDIVISION

PHASE 2

TAX MAP 57, PARCELS 33 & 33A
 LAND LOTS 318, 319, 322 & 323
 5TH DISTRICT
 WALTON COUNTY, GEORGIA

TAX PARCEL IDENTIFICATION	ACRES	APPROXIMATE SQUARE FEET
Parcel 33	2.51	108,915
Parcel 33A	2.51	108,915
Parcel 318	2.51	108,915
Parcel 319	2.51	108,915
Parcel 322	2.51	108,915
Parcel 323	2.51	108,915

THESE CONDITIONS BELOW DO NOT APPLY TO THIS 5TH LOT DEVELOPMENT

Z-0610011 CONDITIONS

- A minimum lot size of 500 square feet shall be maintained for all lots.
- All lots shall be fronted by a public road.
- Minimum front setback shall be 5 feet.
- Minimum side setback shall be 5 feet.
- Minimum rear setback shall be 5 feet.
- Minimum lot coverage shall be 10%.
- Maximum building height shall be 12 feet.
- Maximum number of stories shall be 2.
- Maximum building area shall be 1,000 square feet.
- Maximum number of units shall be 2.
- Maximum number of parking spaces shall be 2.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
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- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.

Z-0808007 CONDITIONS

- Minimum lot size shall be 500 square feet.
- All lots shall be fronted by a public road.
- Minimum front setback shall be 5 feet.
- Minimum side setback shall be 5 feet.
- Minimum rear setback shall be 5 feet.
- Minimum lot coverage shall be 10%.
- Maximum building height shall be 12 feet.
- Maximum number of stories shall be 2.
- Maximum building area shall be 1,000 square feet.
- Maximum number of units shall be 2.
- Maximum number of parking spaces shall be 2.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
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- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.

Z-0700004 CONDITIONS

- Minimum lot size shall be 500 square feet.
- All lots shall be fronted by a public road.
- Minimum front setback shall be 5 feet.
- Minimum side setback shall be 5 feet.
- Minimum rear setback shall be 5 feet.
- Minimum lot coverage shall be 10%.
- Maximum building height shall be 12 feet.
- Maximum number of stories shall be 2.
- Maximum building area shall be 1,000 square feet.
- Maximum number of units shall be 2.
- Maximum number of parking spaces shall be 2.
- Minimum parking space shall be 8 feet wide by 20 feet deep.
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- Minimum parking space shall be 8 feet wide by 20 feet deep.
- Minimum parking space shall be 8 feet wide by 20 feet deep.



I, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

I, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

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WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

I, the undersigned, being a duly sworn and qualified public notary public in and for the State of Georgia, do hereby certify that on this day personally appeared before me Mark Smith, known to me to be the person whose name and signature appear on the foregoing instrument, and that he acknowledged to me the execution of the same for the purposes and consideration therein expressed.

WITNESSED BY ME and my co-notary public on this 12/13 day of December, 2012, at Walton County, Georgia.

REVISIONS	DATE
1	12/13/12
2	12/13/12
3	12/13/12
4	12/13/12
5	12/13/12
6	12/13/12
7	12/13/12
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17	12/13/12
18	12/13/12
19	12/13/12
20	12/13/12

GENUINE

S

SIGNATURE SERVICE, INC.

P.O. BOX 9111 • ATLANTA, GA 30361
 PHONE: (404) 525-1111 • FAX: (404) 525-1112
 WWW.GENUINE-S.COM

FINAL SUBDIVISION PLAT

OF

STILLWATER SPRINGS SUBDIVISION - PHASE 2

FOR

BASSETT SIGNATURE HOMES, LLC.

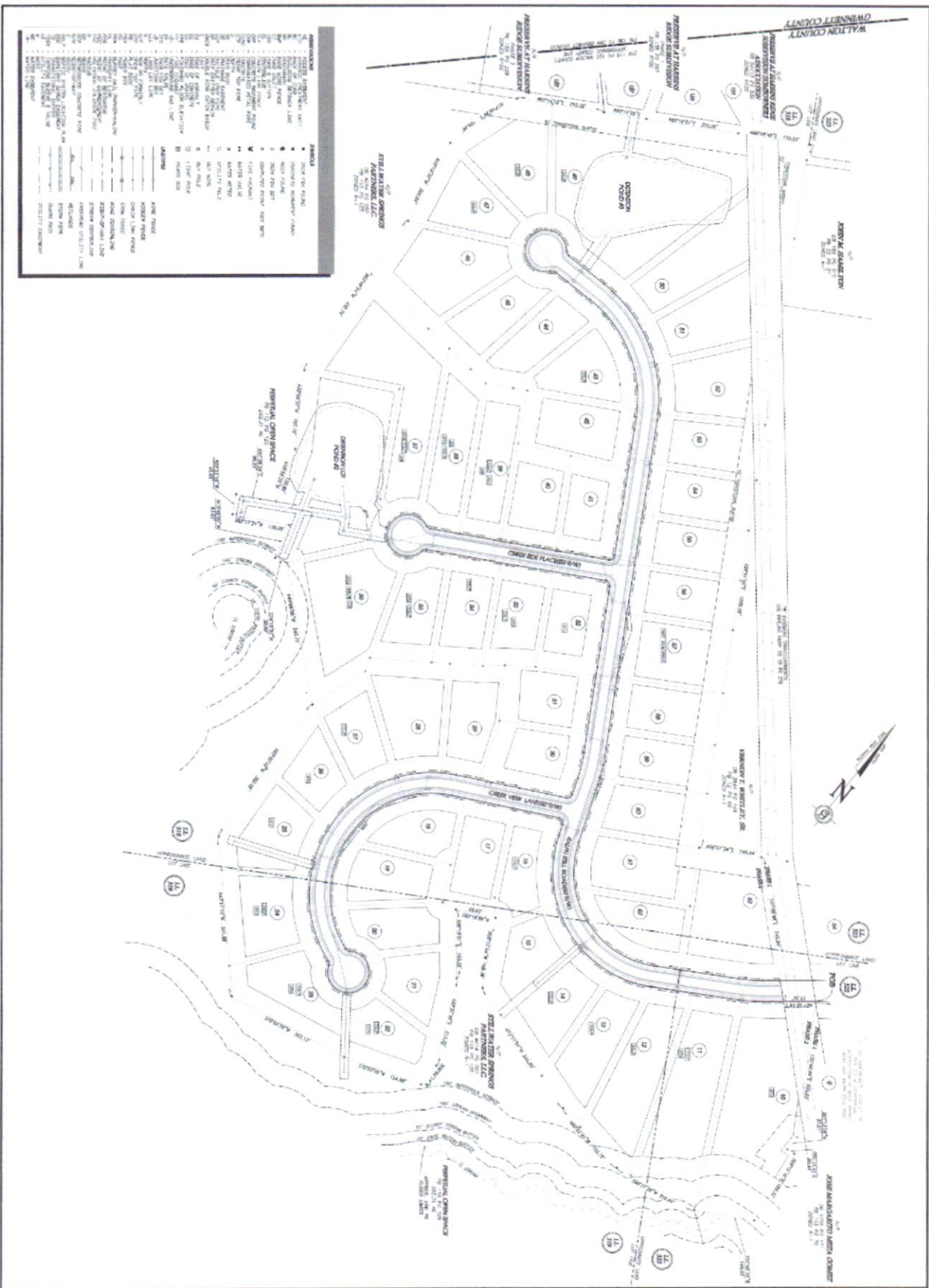
LOCATED IN

LAND LOTS 318, 319, 322, & 323,
 5TH DISTRICT,
 WALTON COUNTY, GEORGIA

WALTON COUNTY

S

REGISTERED PUBLIC NOTARY



<p>P.O. BOX 831, JOFFRESON, GA 30048 PHONE: 404-777-4833 WWW.GENUINEHOMES.COM</p>	<p>PHASE 2 OVERALL OF STILLWATER SPRINGS SUBDIVISION - PHASE 2 FOR BASSETT SIGNATURE HOMES, LLC.</p> <p>LOCATED IN LAND LOTS 31A, 31S, 32J, & 32X 5TH DISTRICT WALTON COUNTY, GEORGIA</p>		<p>GRAPHIC SCALE 0 100 200 300</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>05/06/02</td> <td>ADDRESS COMMENTS</td> </tr> <tr> <td>06/07/02</td> <td>ADDRESS COMMENTS</td> </tr> <tr> <td>08/16/02</td> <td>ADDRESS COMMENTS</td> </tr> <tr> <td>10/02/02</td> <td>ADDRESS PLANNING AND THE HEALTH COMMENTS</td> </tr> <tr> <td>01/16/03</td> <td>ADDRESS COMMENTS, HEALTH COMMENTS</td> </tr> </table>	05/06/02	ADDRESS COMMENTS	06/07/02	ADDRESS COMMENTS	08/16/02	ADDRESS COMMENTS	10/02/02	ADDRESS PLANNING AND THE HEALTH COMMENTS	01/16/03	ADDRESS COMMENTS, HEALTH COMMENTS	<p>SHEET</p> <p>2</p>
				05/06/02	ADDRESS COMMENTS										
06/07/02	ADDRESS COMMENTS														
08/16/02	ADDRESS COMMENTS														
10/02/02	ADDRESS PLANNING AND THE HEALTH COMMENTS														
01/16/03	ADDRESS COMMENTS, HEALTH COMMENTS														
<p>DATE: 05/16/02 DRAWN: JAC CHECKED: JAC JOB NUMBER: 001-232-111</p>				<p>OF</p> <p>12</p>											

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

NOTICE TO CONTRACTORS
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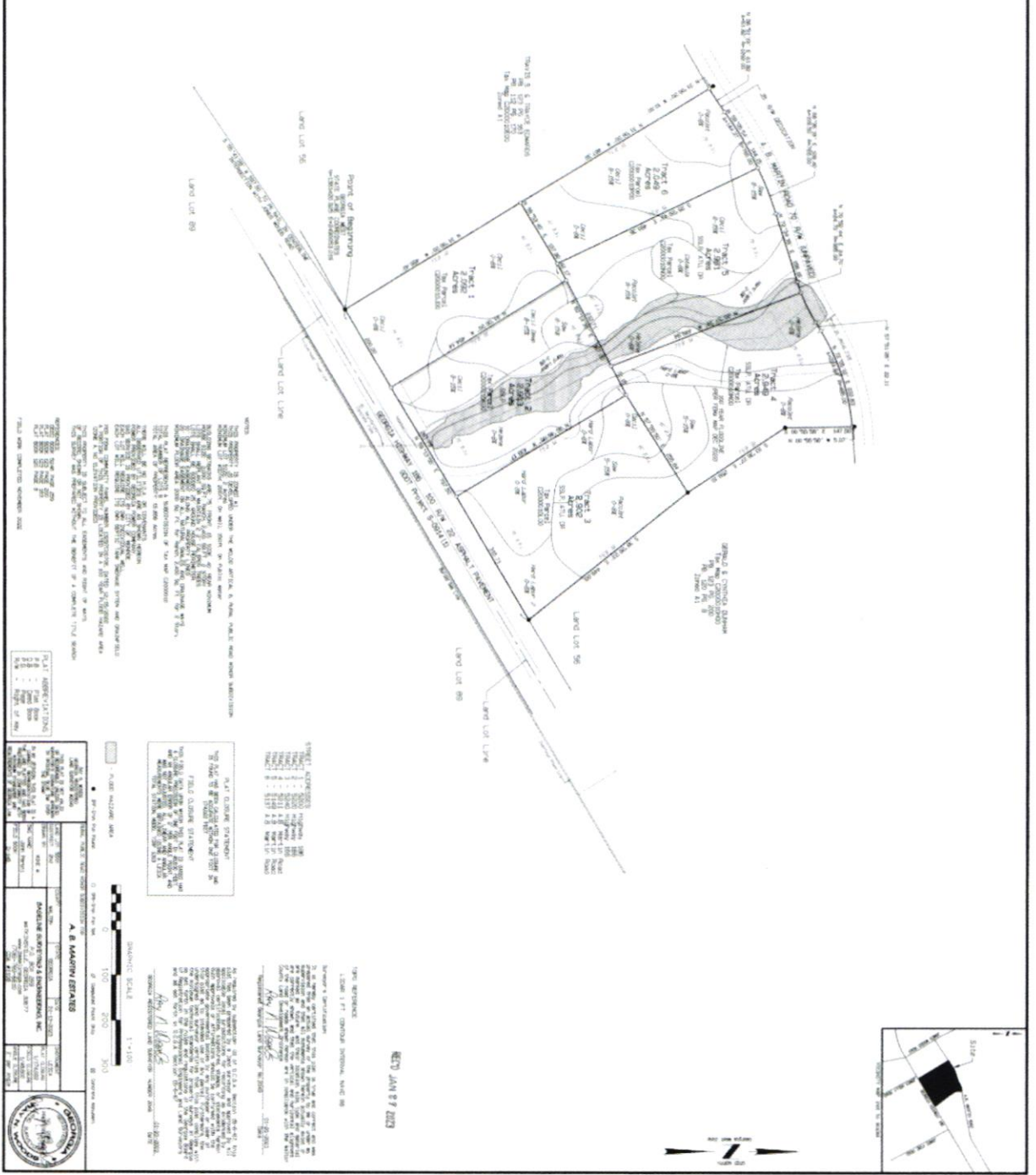
NOTICE TO CONTRACTORS
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PROPERTY OWNERS
 MATTHEW N. SILLINS & DEBBIE T. GARRETT
 7100 W. COCKER HILL
 CULVER CITY, CALIFORNIA 90230

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

21-FOOTERS

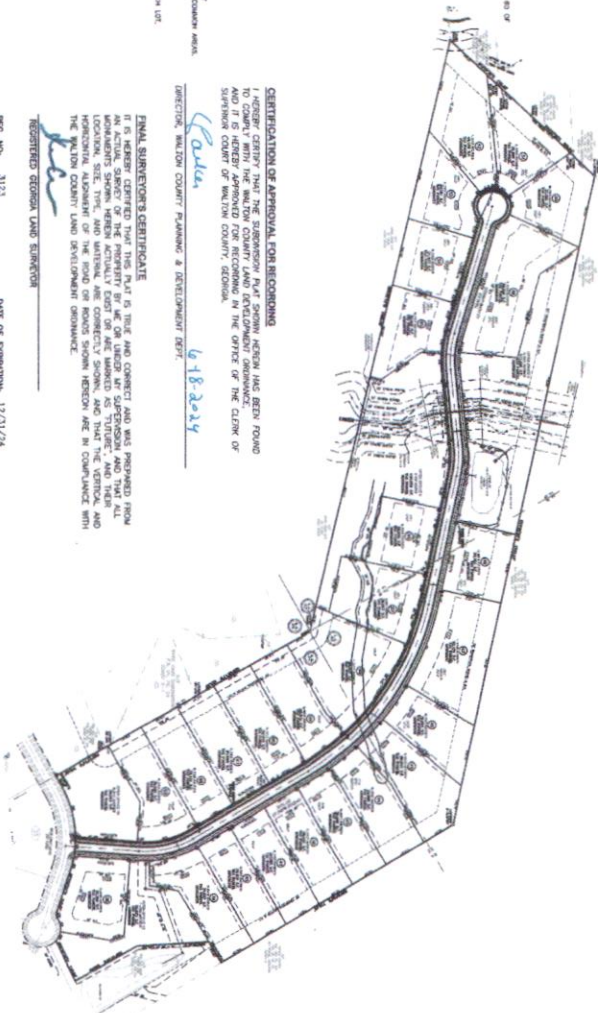


THIS BLOCK REPRESENTS THE CLERK OF THE SUPERIOR COURT

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FINAL PLAN FOR: RED OAK RIDGE PHASE 2

LOCATED IN LAND LOTS 31, 32 & 37 OF THE
4TH DISTRICT, WALTON COUNTY, GEORGIA
PARENT, TAX PARCEL C0600028
OVERALL VIEW (N.T.S.)



- GENERAL NOTES**
1. DEVELOPMENT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.
 2. ALL UTILITIES SHALL BE DEEPLY REVEALED WITH A MINIMUM LOT SET = 25.000 FT.
 3. ALL UTILITIES SHALL BE DEEPLY REVEALED WITH A MINIMUM LOT SET = 25.000 FT.
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 40. ALL UTILITIES SHALL BE DEEPLY REVEALED WITH A MINIMUM LOT SET = 25.000 FT.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION MAP DEPARTMENT HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THAT THE SAME HAS BEEN APPROVED FOR RECORDING IN THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

6-18-2024

FINAL SURVEYOR'S CERTIFICATE

I AM HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACUTE SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROAD SHOW HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

REGISTERED GEORGIA LAND SURVEYOR

REL. NO. 2124 DATE OF EXPIRATION: 12/31/24

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY AND THAT THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

REGISTERED GEORGIA PROFESSIONAL ENGINEER

REL. NO. 28445 DATE OF EXPIRATION: 12/31/24

CLOSURE STATEMENT

LIMITS TO WHICH THE ENGINEER HAS BEEN RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE AS SHOWN ON THE PLAN AND SPECIFICATIONS. THE ENGINEER HAS BEEN RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE PLAN AND SPECIFICATIONS. THE ENGINEER HAS BEEN RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE PLAN AND SPECIFICATIONS.

CONSTRUCTION CERTIFICATION

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE PROJECT HAS BEEN COMPLETED AND THAT THE SAME IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

NO.	DESCRIPTION	DATE
1	1. COVER SHEET	
2	2. PLAN SET	
3	3. SPECIFICATIONS	
4	4. NOTES	
5	5. CONTRACT	



CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED PER THE PLANS AND SPECIFICATIONS AND IS IN ACCORDANCE WITH LOCAL ORDINANCES.

WALTON COUNTY FIRE DEPARTMENT DATE: 06/17/2024

CERTIFICATE OF WATER PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED PER THE PLANS AND SPECIFICATIONS AND IS IN ACCORDANCE WITH LOCAL ORDINANCES.

DATE: 06/17/2024

CERTIFICATE OF HEALTH DEPARTMENT

THE PLAN HAS BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AND IS IN ACCORDANCE WITH LOCAL ORDINANCES.

OWNER'S ACKNOWLEDGMENT OF RECORDATION OF PUBLIC UTILITIES

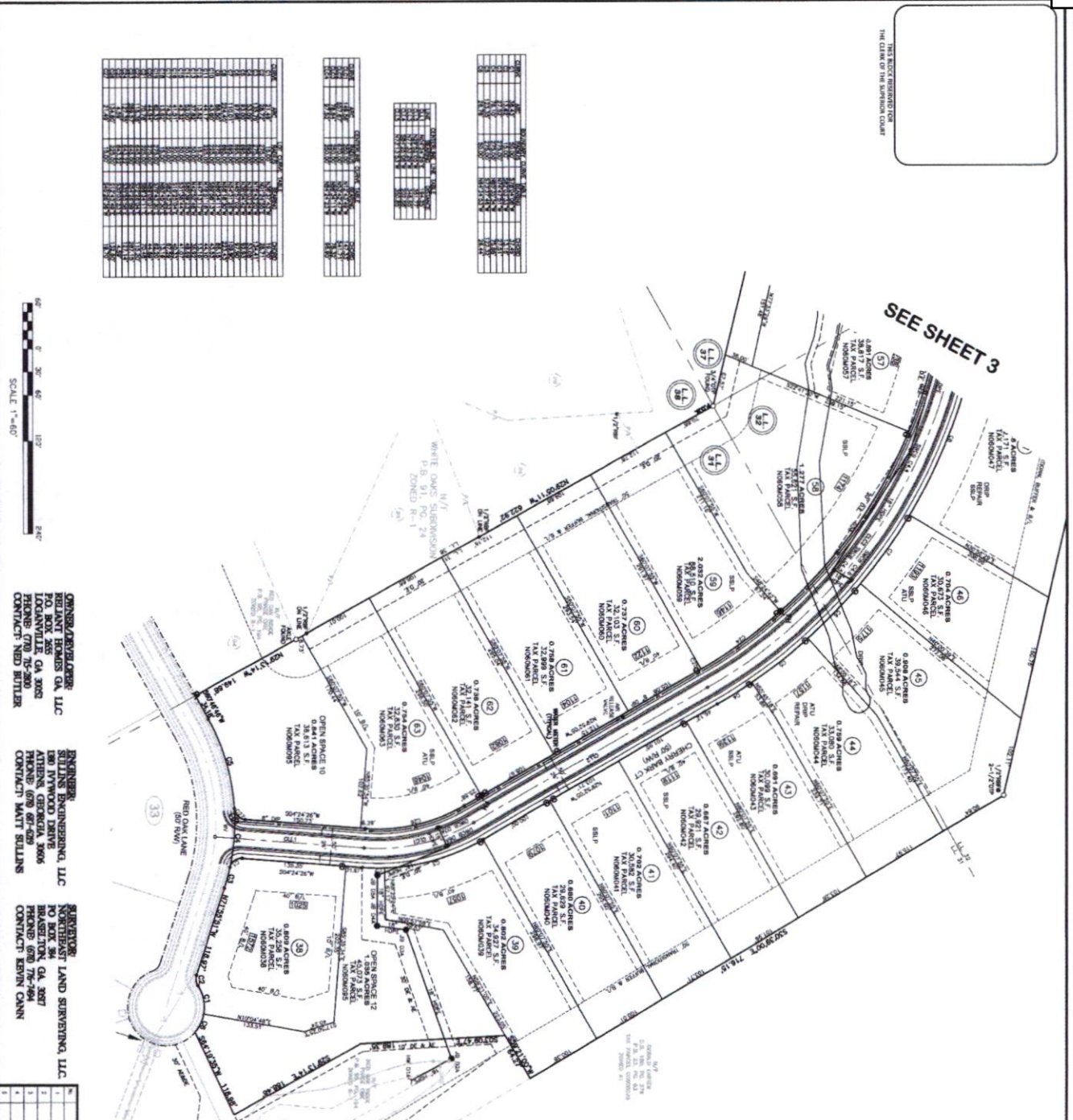
STATE OF GEORGIA (COUNTY OF WALTON)

DATE: 06/17/2024

OWNER'S ACKNOWLEDGMENT OF RECORDATION OF PUBLIC UTILITIES

I, Robert Harris, Jr., of the County of Walton, Georgia, do hereby certify that the above described public utilities have been installed in accordance with the plans and specifications of the subdivision map and that the same are in compliance with the laws of the State of Georgia and the ordinances of the County of Walton.

DATE: 06/17/2024



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/11/11	...
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**RED OAK RIDGE
PHASE 2**

NORTHEAST LAND SURVEYING, LLC
Atlanta, Georgia 30317
Phone: (770) 778-7884

20F3

20-122

GENERAL NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL ALTERATIONS.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL ALTERATIONS.
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5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL ALTERATIONS.

OWNER/DEVELOPER:
RED OAK RIDGE
100 WOODBINE
LOUNSVILLE, GA 3005
PHONE: (770) 75-300
CONTACT: NEB BUTLER

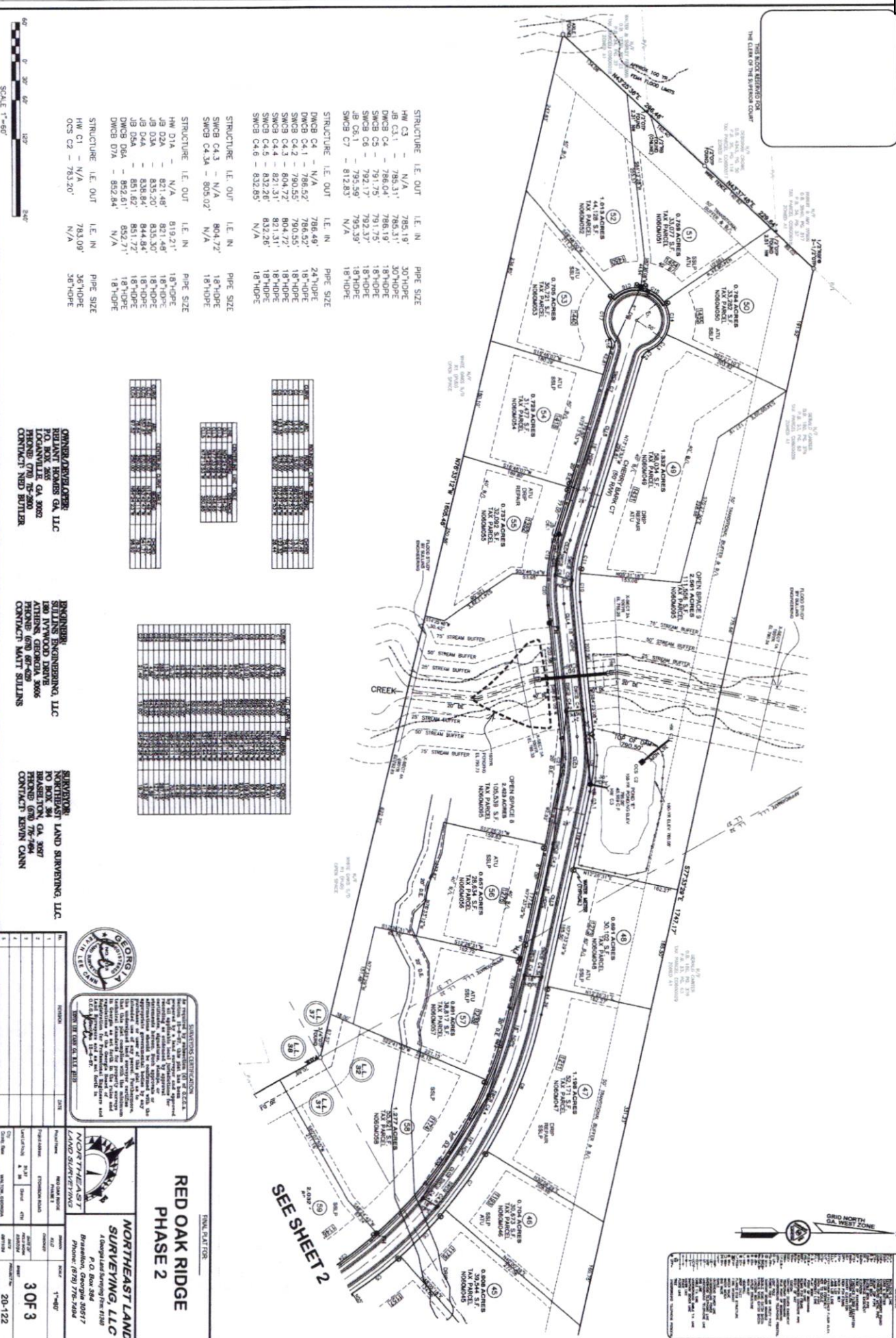
ENGINEER:
NORTH SURVEYING, LLC
100 WOODBINE
ALBANY, GEORGIA 30605
PHONE: (678) 67-659
CONTACT: MATT STALLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC
PO BOX 34
BRASSTOWN, GA 30617
PHONE: (678) 778-7884
CONTACT: KEVIN CANN



THE BLOCK NUMBER FOR THE CLERK OF THE SUPERIOR COURT

SEE SHEET 3



STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C3	N/A	785.19'	30"HOPE
JB C3.1	785.31'	785.19'	30"HOPE
DMCB C4	786.04'	786.19'	18"HOPE
DMCB C5	791.75'	791.75'	18"HOPE
DMCB C6	792.17'	792.33'	18"HOPE
JB C6.1	795.59'	795.39'	18"HOPE
DMCB C7	812.83'	N/A	18"HOPE
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DMCB C4	N/A	786.49'	24"HOPE
DMCB C4.1	786.52'	786.52'	18"HOPE
DMCB C4.2	786.52'	786.52'	18"HOPE
DMCB C4.3	804.72'	804.72'	18"HOPE
DMCB C4.4	821.31'	821.31'	18"HOPE
DMCB C4.5	832.26'	832.26'	18"HOPE
DMCB C4.6	832.85'	N/A	18"HOPE
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DMCB C4.3	N/A	804.72'	18"HOPE
DMCB C4.3M	805.02'	N/A	18"HOPE
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D1A	N/A	819.21'	18"HOPE
JB D1A	835.20'	831.30'	18"HOPE
JB D1B	835.20'	831.30'	18"HOPE
JB D1C	835.20'	831.30'	18"HOPE
JB D1D	835.20'	831.30'	18"HOPE
JB D1E	835.20'	831.30'	18"HOPE
JB D1F	835.20'	831.30'	18"HOPE
JB D1G	835.20'	831.30'	18"HOPE
JB D1H	835.20'	831.30'	18"HOPE
JB D1I	835.20'	831.30'	18"HOPE
JB D1J	835.20'	831.30'	18"HOPE
JB D1K	835.20'	831.30'	18"HOPE
JB D1L	835.20'	831.30'	18"HOPE
JB D1M	835.20'	831.30'	18"HOPE
JB D1N	835.20'	831.30'	18"HOPE
JB D1O	835.20'	831.30'	18"HOPE
JB D1P	835.20'	831.30'	18"HOPE
JB D1Q	835.20'	831.30'	18"HOPE
JB D1R	835.20'	831.30'	18"HOPE
JB D1S	835.20'	831.30'	18"HOPE
JB D1T	835.20'	831.30'	18"HOPE
JB D1U	835.20'	831.30'	18"HOPE
JB D1V	835.20'	831.30'	18"HOPE
JB D1W	835.20'	831.30'	18"HOPE
JB D1X	835.20'	831.30'	18"HOPE
JB D1Y	835.20'	831.30'	18"HOPE
JB D1Z	835.20'	831.30'	18"HOPE
DMCB D6A	852.61'	852.71'	18"HOPE
DMCB D7A	852.84'	N/A	18"HOPE
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C1	N/A	783.09'	36"HOPE
CCS C2	N/A	N/A	36"HOPE
CCS C2	783.20'	N/A	36"HOPE

OWNER/DEVELOPER:
 BELMONT HOMES GA, LLC
 PO BOX 2655
 LOGANVILLE, GA 30024
 PHONE: (770) 775-2800
 CONTACT: NED BUTLER

ENGINEER:
 STOLLINS ENGINEERING, LLC
 180 IVYWOOD DRIVE
 ATHENS, GEORGIA 30606
 PHONE: (706) 867-6292
 CONTACT: MATT STOLLINS

SURVEYOR:
 NORTHEAST LAND SURVEYING, LLC
 PO BOX 34
 BRASSTON, GA 30027
 PHONE: (770) 871-2888
 CONTACT: BRITT CANN

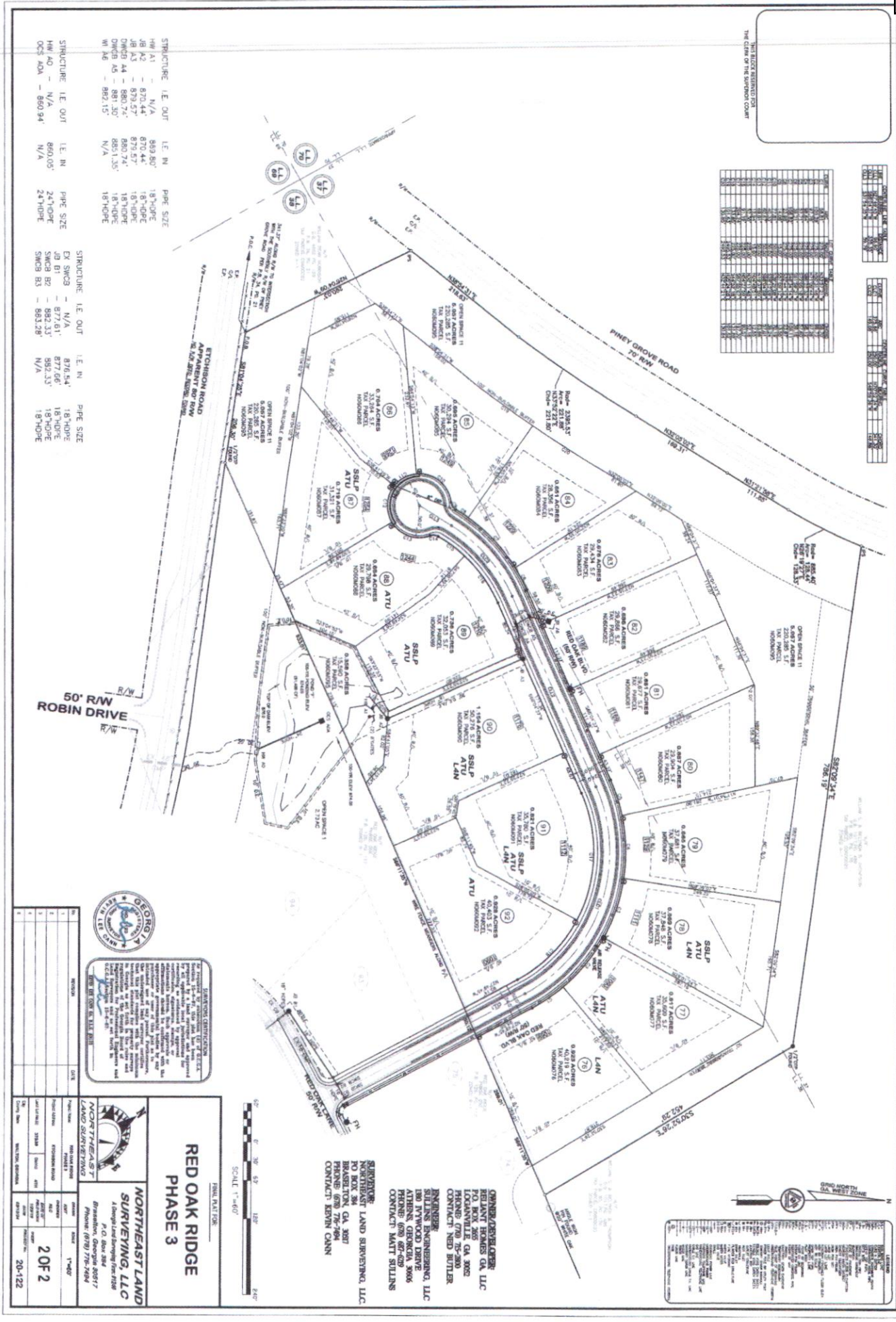
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RED OAK RIDGE PHASE 2

NORTHEAST LAND SURVEYING, LLC
 A Georgia Land Surveying Firm #1188
 P.O. Box 384
 Brasston, Georgia 30017
 Phone: (770) 775-2888

3 OF 3

20-122



STRUCTURE	IE	OUT	IE	IN	PIPE SIZE
HW A1	-	N/A	880.80'	18"HOPE	
JB A2	-	N/A	870.44'	18"HOPE	
JB A3	-	N/A	879.57'	18"HOPE	
DWCB A4	-	N/A	880.74'	18"HOPE	
DWCB A5	-	N/A	881.30'	18"HOPE	
W A6	-	N/A	882.15'	18"HOPE	

STRUCTURE	IE	OUT	IE	IN	PIPE SIZE
EX SWC3	-	N/A	876.54'	18"HOPE	
JB B1	-	N/A	877.61'	18"HOPE	
SWC3 B2	-	N/A	882.33'	18"HOPE	
SWC3 B3	-	N/A	883.28'	18"HOPE	

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RED OAK RIDGE PHASE 3

NORTHEAST LAND SURVEYING, LLC

2 OF 2

30-122

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SURVEYOR:
 NORTHEAST LAND SURVEYING, LLC
 100 BOX 366
 FARMERSVILLE, GA 30807
 PHONE: (706) 775-7084
 CONTACT: KEVIN CANN

ENGINEER:
 SULLINS ENGINEERING, LLC
 100 PLYWOOD DRIVE
 FARMERSVILLE, GA 30806
 PHONE: (706) 775-7084
 CONTACT: MATT SULLINS

OWNER/DEVELOPER:
 RED OAK RIDGE
 RED OAK RIDGE, LLC
 100 BOX 366
 FARMERSVILLE, GA 30807
 PHONE: (706) 775-7084
 CONTACT: NED BUTLER

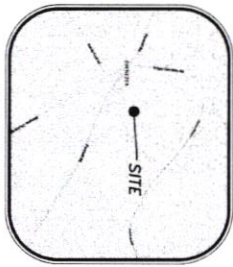
NOTARY PUBLIC
 JAMES W. HAYES
 1172001-12-28 PM
 1172001-12-28 PM
 SOBER PLUMERS COURT
 1172001-12-28 PM
 WILSON COUNTY, GA
 PHONE NO. 478-1520

THE NOTARY PUBLIC
 THE CLERK OF THE SUPERIOR COURT

FINAL PLAT

HAWKS CROSSING

TAX PARCEL # C1840038A00
 LAND LOT 141 - 2nd DISTRICT
 WALTON COUNTY, GEORGIA
 ZONED : A2



VICINITY MAP



FIRM PANEL NO. 13297C0255E

GENERAL NOTES

1. DEVELOPMENT TO BE SIZED FAMILY RESIDENCE WITH A MINIMAL LOT SIZE - 25,000 S.F.
2. MINIMAL FRONT YARD - 20.00 FT. FROM FRONT AND 2.00 FT. 3. SIDEY
3. MINIMAL REAR YARD - 10.00 FT. FROM REAR
4. MINIMAL SIDE YARD - 5.00 FT. FROM SIDE
5. ALL UTILITIES TO BE SHOWN AND DELETED FROM THE PLAT
6. UTILITIES PROVIDED BY WALTON L.A.C./ GAS PROVIDED BY CUMBERLAND GAS
7. MINIMAL FRONT SETBACK - 10.00 FEET. MINIMAL SIDE SETBACK - 5.00 FEET. MINIMAL REAR SETBACK - 10.00 FEET.
8. MINIMAL FRONT SETBACK - 10.00 FEET. MINIMAL SIDE SETBACK - 5.00 FEET. MINIMAL REAR SETBACK - 10.00 FEET.
9. ALL UTILITIES TO BE SHOWN AND DELETED FROM THE PLAT
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21. MINIMAL LOT AREA - 25,000 S.F.
22. ALL UTILITIES TO BE SHOWN AND DELETED FROM THE PLAT
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ENVIRONMENTAL HEALTH DEPARTMENT LEGEND

- SLLP** - STRUCTURE LOCATION PLAN, A 3-STEP STRUCTURE LOCATION PLAN FOR A SINGLE-FAMILY RESIDENCE WITH A MINIMAL LOT SIZE AND A MINIMAL FRONT YARD SETBACK AS REQUIRED FOR THE LOT.
- ATU** - APPROVED TENTATIVE UTILITY PLAN, A TENTATIVE UTILITY PLAN FOR A SINGLE-FAMILY RESIDENCE WITH A MINIMAL LOT SIZE AND A MINIMAL FRONT YARD SETBACK AS REQUIRED FOR THE LOT.
- LAN** - LAND AND PLANNING APPROVATION, A LAND AND PLANNING APPROVATION FOR A SINGLE-FAMILY RESIDENCE WITH A MINIMAL LOT SIZE AND A MINIMAL FRONT YARD SETBACK AS REQUIRED FOR THE LOT.
- SLP - STRUCTURE LOCATION PLAN** - IS REQUIRED FROM THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATION OF APPROVAL FOR RECORDING
 I, HENRY HERGEN, THE SUPERVISOR PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE AND THE ORDINANCES OF THE STATE OF GEORGIA AS ENFORCED BY THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

Henry Hergen
 DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.
 1/15/24

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONCEPTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE EXISTING STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES) SHOWN HEREIN, WALTON COUNTY ORDINANCES, WALTON COUNTY AND GEORGIA LAWS AND REGULATIONS, AND THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION CHAPTER 290-3-121.

[Signature]
 REGISTERED GEORGIA PROFESSIONAL ENGINEER
 DATE OF EXPIRATION: 12/31/24

CERTIFICATION OF HEALTH DEPARTMENT
 THE LOTS SHOWN HEREIN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AND FOUND TO BE IN COMPLIANCE WITH THE HEALTH DEPARTMENT ORDINANCES AND THE ORDINANCES OF THE STATE OF GEORGIA AS ENFORCED BY THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

[Signature]
 DATE THIS 15th DAY OF July, 2024

OWNER'S ACKNOWLEDGMENT OF DEDICATION OF PUBLIC STREETS

I, THE SIGNER, **ALVIN R. BARNES, LLC**, THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, ACKNOWLEDGE THAT THIS PLAT HAS BEEN MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES ON OTHER LOTS AND RIGHTS-OF-WAY SHOWN HEREIN IN FEES SHOWN TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS, THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES AND THE FOUR CONVEYANCE AREAS DEPICTED ON THIS PLAT ARE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, AND ARE TO BE KEPT IN THEIR CURRENT NATURAL STATE, NO CLAIMS OR LAND DETRIMENT OF ANY KIND IS ALLOWED IN THESE AREAS. THE FOUR CONVEYANCE AREAS DEPICTED ON THIS PLAT ARE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.

Alvin Barnes/Alvin Barnes, LLC
 OWNER (SIGNING)
 DATE: 7/9/2024

FINAL SUPERVISOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONCEPTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE EXISTING STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES) SHOWN HEREIN, WALTON COUNTY ORDINANCES, WALTON COUNTY AND GEORGIA LAWS AND REGULATIONS, AND THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION CHAPTER 290-3-121.

[Signature]
 REGISTERED GEORGIA LAND SURVEYOR
 DATE OF EXPIRATION: 12/31/24

SURVEYOR:
 NORTHEAST LAND SURVEYING, LLC
 600 CANNON HILL DRIVE, SUITE 300
 LAWRENCEVILLE, GA 30046
 PHONE: (678) 776-7464
 CONTACT: KEVIN CANN

ENGINEER:
 ALCOVY CONSULTING ENGINEERING AND ASSOCIATED, LLC
 600 CANNON HILL DRIVE, SUITE 3004
 LAWRENCEVILLE, GA 30046
 PHONE: (770) 466-4002
 CONTACT: TERRY VAN HUYNE

OWNER/DEVELOPER:
 ALVIN R. BARNES, LLC
 600 CANNON HILL DRIVE, SUITE 3004
 LAWRENCEVILLE, GA 30046
 PHONE: (404) 577-6290

CLOSURE STATEMENT
 THIS STATEMENT IS REQUIRED BY THE WALTON COUNTY HEALTH DEPARTMENT. THE SIGNER OF THIS STATEMENT CERTIFIES THAT ALL UTILITIES SHOWN ON THIS PLAT HAVE BEEN DELETED FROM THE PLAT AND THAT ALL UTILITIES SHOWN ON THIS PLAT HAVE BEEN DELETED FROM THE PLAT.

SUBDIVISION CERTIFICATION
 I, the undersigned, being duly qualified and licensed by the State of Georgia as a Professional Engineer, do hereby certify that the above described subdivision complies with the provisions of the Ordinance of the State of Georgia and the Ordinance of the Superior Court of Walton County, Georgia, and that the same is in compliance with the Ordinance of the State of Georgia and the Ordinance of the Superior Court of Walton County, Georgia.

[Signature]
 DATE: 7/9/2024



NO.	REVISION	DATE
1	CONTRACT	7/9/24
2		
3		
4		
5		

SHEET INDEX:

1	CONTRACT	1 OF 1
2		
3		
4		
5		

THIS BLOCK RESERVED FOR THE CLASH OF THE SURVEYOR'S CURVE

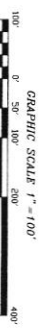
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW A1	- 744.15'	N/A	36" HDPE
HW A2	- N/A	746.66'	36" HDPE
HW B1	- 745.10'	N/A	24" HDPE
HW B2	- N/A	746.45'	24" HDPE

CONTRACT NO. 100-100-100-100
 DATE: 12/15/2010
 PROJECT: HAWKS CROSSING
 CLIENT: HAWKS CROSSING, LLC
 SURVEYOR: JAMES W. HAWKS, P.E.
 COUNTY: WILMINGTON, DE

STANDARD CONDITIONS
 1. This plan is prepared in accordance with the provisions of the Delaware Professional Land Surveyors Act, Chapter 100, Title 12, and the rules and regulations of the Board of Professional Land Surveyors.
 2. This plan is prepared for the use of the client and is not to be used for any other purpose without the written consent of the Surveyor.
 3. The Surveyor is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other source.
 4. The Surveyor is not responsible for the accuracy of the information provided by any other source.
 5. The Surveyor is not responsible for the accuracy of the information provided by any other source.



A.K.A. MANNING RUTLEDGE ROAD
 (80' RW)
 APPROXIMATE LANE LOG LINE



NO.	REVISION	DATE
1	ADDED CURVE TANGENTS	07/10/10
2		
3		
4		

HAWKS CROSSING
FINAL PLAN

NORTH EAST LAND SURVEYING, LLC
 A Group, P.C. of
 Resurvey, Georgia 30517
 Phone: (678) 776-7444

DATE: 07/10/10
 PROJECT: HAWKS CROSSING
 SHEET: 2 OF 2
 TOTAL SHEETS: 23 OF 24



LEGEND

1	1/4" = 100'	1/4" = 100'
2	1/2" = 100'	1/2" = 100'
3	3/4" = 100'	3/4" = 100'
4	1" = 100'	1" = 100'
5	1 1/4" = 100'	1 1/4" = 100'
6	1 1/2" = 100'	1 1/2" = 100'
7	1 3/4" = 100'	1 3/4" = 100'
8	2" = 100'	2" = 100'
9	2 1/4" = 100'	2 1/4" = 100'
10	2 1/2" = 100'	2 1/2" = 100'
11	2 3/4" = 100'	2 3/4" = 100'
12	3" = 100'	3" = 100'
13	3 1/4" = 100'	3 1/4" = 100'
14	3 1/2" = 100'	3 1/2" = 100'
15	3 3/4" = 100'	3 3/4" = 100'
16	4" = 100'	4" = 100'
17	4 1/4" = 100'	4 1/4" = 100'
18	4 1/2" = 100'	4 1/2" = 100'
19	4 3/4" = 100'	4 3/4" = 100'
20	5" = 100'	5" = 100'
21	5 1/4" = 100'	5 1/4" = 100'
22	5 1/2" = 100'	5 1/2" = 100'
23	5 3/4" = 100'	5 3/4" = 100'
24	6" = 100'	6" = 100'
25	6 1/4" = 100'	6 1/4" = 100'
26	6 1/2" = 100'	6 1/2" = 100'
27	6 3/4" = 100'	6 3/4" = 100'
28	7" = 100'	7" = 100'
29	7 1/4" = 100'	7 1/4" = 100'
30	7 1/2" = 100'	7 1/2" = 100'
31	7 3/4" = 100'	7 3/4" = 100'
32	8" = 100'	8" = 100'
33	8 1/4" = 100'	8 1/4" = 100'
34	8 1/2" = 100'	8 1/2" = 100'
35	8 3/4" = 100'	8 3/4" = 100'
36	9" = 100'	9" = 100'
37	9 1/4" = 100'	9 1/4" = 100'
38	9 1/2" = 100'	9 1/2" = 100'
39	9 3/4" = 100'	9 3/4" = 100'
40	10" = 100'	10" = 100'

July 9, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, July 9, 2024 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:20 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

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

PLANNING & DEVELOPMENT

Annexation Request - Town of Between – 12.63 Acres on Ho Hum Hollow

Motion: Commissioner Warren made a motion seconded by Commissioner Banks to approve the annexation request. All voted in favor.

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of June 4, 2024 Meeting Minutes
- 2. Contracts & Budgeted Purchases of \$25000 or Greater
- 3. Ratification of Actions taken by WCWSA on June 26, 2024
- 4. Acceptance of land for intersection improvement - .297 acres, New Hope Church Rd. and Double Springs Rd. from Mike Breedlove
- 5. Integrated Public Alert and Warning System (IPAWS) Annex - EMA
- 6. Agreement Renewal - School Resource Officers - Walton Co. School District

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

APPOINTMENTS

W. H. Stanton Memorial Library Board of Trustees

Motion: Commissioner Bradford made a motion to appoint Jessica Hutcheson to the W. H. Stanton Memorial Library Board of Trustees. Commissioner Adams seconded the motion; voted

and carried unanimously.

DISCUSSION

County Manager's Report/Update

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

PUBLIC COMMENT

Megan Linebaugh, Thomas Rush and Chuck Groover spoke during public comment.

ADJOURNMENT

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:50 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

August 6, 2024

Department	Fund	Description	Payee	Amount
Budget Year FY 24 & FY 25				

	100	Premium for August 2024- For the Record	One America	\$ 37,146.72
	Various	Replenish Funds in Workers Comp Trust- For the Record	Walton CO. Workers comp Trust	\$ 29,821.00
	Various	Replenish Funds in Health Benefits- For the Record	Walton Co. Health Benefits Trust	\$ 500,000.00
	257	Newton CO Portion of April 2024 ARPA Judicial Grant	Newton Co BOC	\$ 196,518.89

Legal

1530	100	Lexes Homes Inc-Donoghue- For the Record	Atkinson/Ferguson	\$ 60.00
1530	100	Echo McDaniel Federal Habeas Action- For the Record	Atkinson/Ferguson	\$ 52.50

IT

1535	100	CrowdStrike Antivirus County Software	SHI	\$ 40,443.68
	100	Cisco Secure Access	SHI	\$ 44,124.72
	100	Veeam Annual Renewal 14 Sockets	SHI	\$ 10,354.40

Tax Commissioner

1545	100	Postage-2024 Tax Bills- For the Record	Diversified Companies, LLC	\$ 25,650.00
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Finance

1595	100	Per Capita Dues- For the Record	NEGRDC	\$ 101,339.00
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Sheriff

Department	Fund	Description	Payee	Amount
	3300 100	Apx 4500 Enhanced Radio	Motorola Solutions	\$ 26,239.95
	3300 100	DSR 2X-F Radar with LCD Display	Applied Concepts Inc	\$ 32,332.50
Jail				
	3325 100	Specialty Care Expense Overage for Inmate Medical	Correct Health	\$ 96,728.02
	3325 100	Inmate Medical-August 2024	Correct Health	\$ 184,305.01
	3325 100	Inmate Meals- June 2024	Kimble's Food By Design,INC.	\$ 72,963.13
	3325 100	Inmate Supplies	Bob Barker Company, Inc	\$ 23,969.04
Splost 2013				
	3325.13 322	Jail Access Road- For the Record	Precision Planning Inc	\$ 29,739.00
	3325.13 322	Temp Contruction Road-For the Record	E.R. Snell Contractor Inc	\$ 142,082.51
Jail Bond 2021				
	3325.22 315	Construction Cost	BaseSix Systems	\$ 449,694.00
Forfeited Drug Seizure				
	3333 211	2024 F-150, F-10	Loganville Ford	\$ 97,969.04
	3335 214	2024 F-150	Loganville Ford	\$ 55,656.68
Fire Fighting				
	3520.27 270	Manifold Assy, 2 Port, UEBSS	Municiple Emergency Service, Inc	\$ 52,758.30
Emergency Management				
	3920 100	Civic Plus Alerting Software	Civic Plus	\$ 25,772.80

Department	Fund	Description	Payee	Amount
	4220 100	Knee Wall Repair-Recycle Center	Engineered Restorations Inc	\$ 41,500.00
	4220 100	2025 Mack Dump Truck	Nextran Truck Center	\$ 189,118.55
	4220 100	APX 900 Portable Radio, includes P25 trunking, accessories, 3 yr accidental damage, etc.	Motorola Solutions Inc	\$ 66,595.80
	4220 100	32" Trench Roller	Yancey Brothers	\$ 33,000.00
Traffic Engineering				
	4270 100	Road Striping	Peek Pavement Markings, LLC	\$ 100,000.00
Roads & Bridges-Splost 2019				
	4220.19 323	Asphalt Milling & Deep Patching New Horizon DR	Pittman Contruction Co	\$ 140,863.50
Water				
	4446 507	Water and Testing -June 2024 - For the Record	Cornish Creek Water Fund	\$ 217,785.00
	4446 507	Supplies for Meter	Delta Municipal Supply Co Inc	\$ 34,200.00
	4446 507	Water Used from Ozora Road- For the Record	Gwinnett County Water Resources	\$ 63,625.42
Parks & Rec				
	6220 100	Work Out Equipment for Felker & Meridian	Ready Fitness	\$ 47,166.00
The Grove 2023				
	6220.23 338	Construction Phase - For the Record	Ascension Program Management LLC	\$ 7,020.00
	6220.23 338	Contruction Services for May 2024- For the Record	Reeves Young LLC	\$ 1,247,162.85

Department	Fund	Description	Payee	Amount
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Debt Services

8000	400	E-911 Capital Lease Payment- For the Record	Truist Governmental Finance	\$ 491,837.50
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HLC Water Treatment Facility

504		Professional Engineering - For the Record	Archer Western Construction	\$ 21,925.00
504		Water Treatment Facility Monthly Fees- For the Record	Atkinson Ferguson LLC	\$ 577.50
504		Professional Engineering - For the Record	Engineering Strategies Inc	\$ 14,146.50
504		Professional Engineering - For the Record	Jacob's Engineering	\$ 516,491.33
504		HLC Management- For the Record	Precision Planning	\$ 25,603.71

Hard Labor Creek

4405	508	HLC O&M Fees- For the Record	Atkinson Ferguson LLC	\$ 457.00
4405	508	Environmental Ser HLC O&M- For the Record	Nelson Enviromental Inc	\$ 11,963.78
4405	508	HLC O&M Fees- For the Record	Precision Planning Inc	\$ 4,436.52
4405	508	HLC O&M Professional Services- For the Record	Schnabel Engineering LLC	\$ 10,088.95
	508	HLC Apalachee River Intake- For the Record	Atkinson Ferguson LLC	\$ 35.00
	508	HLC Apalachee Professional Services- For the Record	CH2M Hill Engineers Inc	\$5,050.50
	508	High Shoals Hydro Surrender- For the Record	Earth & Water Law LLC	\$840.00
	508	High Shoals Hydro Surrender- For the Record	Earth & Water Law LLC	\$2,320.00

\$5,566,371.30

Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **August 6th, 2024**

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

If so, When?

TOPIC: **Surplus**

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

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

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

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

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

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

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

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



July 17, 2024

Board of Commissioners
Walton County, Georgia
303 South Hammond Drive, Suite 333
Monroe, Georgia 30655

Attn: Milton Cronheim, Chief Financial Officer

We are pleased to confirm our understanding of the services we are to provide Walton County, Georgia (the County) for the fiscal year ended June 30, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements of Walton County, Georgia, as of June 30, 2024 and for the fiscal year then ended. We will obtain and place reliance on the report of other auditors for the Walton County Health Department, a discretely presented component unit of the County. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the County's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the County's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).
2. Schedule of Changes in the County's Net Pension Liability and Related Ratios.
3. Schedule of County Contributions – Pension Plan.
4. Schedule of Changes in the County's Net OPEB Liability and Related Ratios.
5. Schedule of County Contributions – OPEB Plan.
6. Budgetary comparisons for the General Fund and major special revenue funds.

Walton County, Georgia - 2024 Engagement Letter

July 17, 2024

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We have also been engaged to report on supplementary information other than RSI that accompanies the County's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of expenditures of federal awards.
2. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
3. Combining and individual fund statements and schedules.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

1. Introductory section
2. Statistical section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on -

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor’s Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government’s ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Walton County, Georgia - 2024 Engagement Letter

July 17, 2024

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According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Walton County, Georgia - 2024 Engagement Letter

July 17, 2024

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Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the County's compliance with provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the County's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the County's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the County in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and

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objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards;

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take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current

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findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

As an attest client, Mauldin & Jenkins, LLC cannot retain or store documents, data, or records on behalf of the County. This is in accordance with the ET section 1.295.143 of the *AICPA Code of Professional Conduct*. The County is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the County's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in increased fees.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the County; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or

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containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately September 3, 2024 and to issue our reports no later than December 31, 2024. Ryan Jones is the engagement director and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be \$97,000 for the fiscal year ended June 30, 2024. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Members of the County Commission for Walton County, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add

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emphasis-of-matter or other-matter paragraphs to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Walton County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC



Ryan W. Jones

RESPONSE:

This letter correctly sets forth the understanding of the Walton County, Georgia.

By: _____

Title: _____

Walton County Department Agenda Request

Department Name: **EMA**

Department Head/Representative: **Carl Morrow**

Meeting Date Request: **8/6/2024**

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

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

TOPIC: **HMP Message Board Grant**

Wording For Agenda: **Message Board Grant**

This Request: **Informational Purposes Only** Needs Action by Commissioners* **Vote to proceed with the grant**

*What action are you seeking from the Commissioners? **Vote to proceed**

Department Comments/Recommendation: **This grant is a 75% GEMA/FEMA with a 25% County match**

Additional Documentation Attached? **yes**

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

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

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

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

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

Approved in current budget?**No**

Budget information attached?

Comments: **The grant is a reimbursment grant**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Project Proposal for Digital Portable Messaging Boards for Public Emergency Communication

Project Title:

Enhancing Public Safety through Portable Digital Messaging Boards for Emergency Communication

Project Summary:

This proposal seeks funding to acquire portable digital messaging boards to enhance public safety and improve emergency communication capabilities within Walton County. These boards will be deployed during emergencies or large-scale public events to provide real-time information, instructions, and updates to residents and visitors, ensuring a swift and coordinated response to various types of emergencies.

Secondary use cases can include communicating public project information, such as road construction detours, upcoming public events that will likely create traffic disruptions, water or air quality advisories, and contact information for public inquiry to major incidents.

Organization Overview:

The Walton County Emergency Management Agency is dedicated to ensuring the safety and well-being of our community. We are committed to improving our emergency management infrastructure and capabilities to effectively respond to natural disasters, technological hazards, large-scale public events, other emergencies, and public safety concerns.

Problem Statement:

Effective communication during emergencies is crucial to saving lives, reducing property damage, mitigating impact, calming public tension, and minimizing misinformation. Traditional communication methods can be delayed, unreliable, or inaccessible during some crises. There is a need for a versatile, reliable, and easily deployable communication tool that can provide real-time information to the public in various emergency or critical situations, and targeted to specific affected locations.

Project Goals and Objectives:

- 1. Enhance Public Safety:** Improve the ability to communicate critical information to the public during emergencies and high-profile events.
- 2. Increase Emergency Response Efficiency:** Provide emergency responders with a reliable tool to disseminate real-time updates and instructions.

3. Improve Community Preparedness: Educate the public on emergency procedures and safety measures through regular use and visibility of the messaging boards.

4. Reduce Response Time: Ensure timely dissemination of information to reduce the time taken to respond to and mitigate emergencies.

Project Description:

We propose to purchase, integrate, and deploy portable/mobile digital messaging boards to be used during emergencies. These boards will be strategically placed in high-traffic areas, evacuation routes, and at the sites of incidents to provide real-time updates and instructions to the public. These devices would be used to augment and back up current communication methods to the public regarding safe routes away from effected areas, directions to points of emergency supply distribution, or warnings of impending threats. The boards will be managed by the Walton County Emergency Management Agency and integrated into our existing communication systems and mass notification tools.

Key Features:

Portability: Easily transportable to different locations as needed.

Real-Time Updates: Capable of displaying up-to-date information instantly.

Versatility: Suitable for a wide range of emergencies, including natural disasters, weather related incidents, hazardous materials incidents, technical emergencies, public safety threats, and general public events directed at vehicular or pedestrian traffic.

Durability: Built to withstand harsh weather conditions and continuous use.

Implementation Plan:

1. Phase 1 - Planning and Procurement (Month 1-2):

- Identify the specific models and features of the messaging boards.
- Purchase the mobile messaging boards.
- Train emergency management personnel on the use and deployment of the messaging boards.

2. Phase 2 - Deployment and Testing (Month 3-4):

- Deploy the boards in key locations for testing and familiarization.
- Conduct drills and simulations to test the effectiveness of the boards in various scenarios.

3. Phase 3 - Full Implementation (Month 5 onward):

- Integrate the boards into the county's emergency operations plan.
- Use the boards for real-time communication during actual emergencies and for public safety messages during non-emergency times.

Budget:

Digital Mobile Messaging Boards (6 units): \$77,354

Contingency/Implementation Funds: \$2,000

Total Budget: \$79,354

Funding Sources:

#1: Apply for **Hazard Mitigation Grant Program grant** through GEMA/FEMA. If approved, this grant would fund 75% of main project cost and an associated sub-grant would fund 100% of the small contingency and implementation costs. This would amount to **\$60,015.50**

#2: Walton County would match the grant funding at 25% of the main project cost, amounting to **\$19,338.50**

Evaluation Plan:

The success of the project will be evaluated based on the following criteria:

Operational Readiness: The ability to deploy the boards quickly and effectively during an emergency.

Public Awareness: Increased public awareness and understanding of emergency procedures.

Feedback from Emergency Responders: Positive feedback from emergency management personnel on the utility and effectiveness of the boards.

Incident Reports: Analysis of incident reports to assess the impact of the boards on response times and public safety outcomes.

Sustainability:

The Walton County Emergency Management Agency is committed to the ongoing maintenance and operation of the portable digital messaging boards. We will allocate funds from our annual budget for regular maintenance, subscription services, and updates to ensure the boards remain operational and

effective. Additionally, we will seek partnerships with local industry and organizations to support the long-term sustainability of this project.

Conclusion:

Investing in portable digital messaging boards will significantly enhance our community's emergency communication capabilities. By providing real-time information and instructions during crises, we can improve public safety, reduce response times, and ensure a coordinated and effective response to emergencies. We respectfully request your support in funding this critical initiative to protect and serve our community.

Project Contact Information:

J.B. Welchel
Emergency Management Specialist
Walton County Emergency Management Agency
303 S. Hammond Drive
Monroe, Georgia 30655
joseph.welchel@co.walton.ga.us
770-267-1924

QUOTATION



AMERICAN SIGNAL COMPANY

American Signal
2755 Bankers Industrial Dr
Atlanta, GA 30360
Tel: 770-448-6650 Fax:
Email:
http://amsig.com

Date : 22 Jul 2024
Our Reference : SO-0009826
PO No. : QUOTE FOR JB
Customer Code :

COMPANY
WALTON COUNTY, GEORGIA
EMERGENCY MANAGEMENT AGENCY

DELIVER TO
WALTON COUNTY, GEORGIA
EMERGENCY MANAGEMENT AGENCY

Contact: J.B. WHELCHEL Contact Phone: 770-267-1924 Contact Email:
JOSEPH.WHELCHEL@CO.WALTON.GA.US
Sales Rep: SJ001 Rep Phone: 404-978-5646 Payment Terms: NET30 BY INVOICE DATE
Rep Email: sjohnson@amsig.com Shipping Terms: Customer Pickup

Line #	Product	Description	Quantity	UOM	Price	Value
0	AMS3006521	CMS-T331 LITE PCMS, WEBBEXPRESS	2	Each	12008.00	24016.00
	1	PRICING PER GSA CONTRACT# 47QSMA21D08R6 Warranty 1 year				0.00
0	AMS3006462	CMS-465-T, ADVANTAGE-S TRLR/SIGN	4	Each	11400.00	45600.00
	5	WX Warranty 1 year				0.00
0	OPT40102155	CELL, PHONE LTE/WIFI/GPS PHO-326	6	Each	928.00	5568.00
0	OPT30125380	SUBSCRIPTION, VZW VPN 1-YR ITS CLOUD PER YEAR PER DEVICE	6	Each	120.00	720.00

If signed, can serve as PO: _____
 Ship Date Requested: _____
 Ship To: _____

 Shipping Contact: _____
 Phone: _____
 Email: _____
 Trailer Color: _____ Hitch Type: _____

Continued

QUOTATION



AMERICAN SIGNAL COMPANY

American Signal
2755 Bankers Industrial Dr
Atlanta, GA 30360
Tel: 770-448-6650 Fax:
Email:
<http://amsig.com>

Date : 22 Jul 2024
Our Reference : SO-0009826
PO No. : QUOTE FOR JB
Customer Code :

Line #	Product	Description	Quantity	UOM	Price	Value
0	FREIGHT OUT	FREIGHT OUT TO BE DETERMINED	1	Each	1450.00	1450.00

Shipping Terms: FOB American Signal Company, Atlanta GA. Shipping to be paid upon delivery, unless prior arrangements have been made. Facility should have forklift or other means to unload units.
Buyer agrees to American Signal's terms and conditions. There are terms and conditions applicable to this transaction in addition to those specified above, which are available upon your request. Any special requirements need to be noted on purchase order

If signed, can serve as PO: _____
 Ship Date Requested: _____
 Ship To: _____

 Shipping Contact: _____
 Phone: _____
 Email: _____
 Trailer Color: _____ Hitch Type: _____

Value of Goods	\$ 77,354.00
Total Discount	\$ 0.00
Quotation Total	\$ 77,354.00

Walton County Department Agenda Request

Department Name: **Parks & Recreation**

Department Head/Representative: **Jody Johnson**

Meeting Date Request: **August 6, 2024**

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

If so, When?

TOPIC: **Walton County Health Care Foundation Grant - Acceptance of Grant Funds**

Wording For Agenda: **Walton County Health Care Foundation Grant Acceptance for Parks & Recreation - \$47,166**

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

*What action are you seeking from the Commissioners? **Approval/Acceptance of Grant**

Department Comments/Recommendation: **Grant funds will be to replace obsolete machines at Felker and Meridian Community Centers.**

Additional Documentation Attached? **Yes (Grant award email from WCHCF)**

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

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

Date forwarded to County Attorney:

Has the County Attorney review been completed?

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

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



Brett Chadwick <brett.chadwick@co.walton.ga.us>

Fwd: Grant Request

1 message

Marnie Spake <marnie.spake@co.walton.ga.us>
To: Brett Chadwick <brett.chadwick@co.walton.ga.us>

Wed, Jul 24, 2024 at 9:21 AM

Marnie Spake
Leisure Services Division Manager
marnie.spake@co.walton.ga.us
770-266-1768

----- Forwarded message -----

From: wchcfl@wchcfl.org <wchcfl@gmail.com>
Date: Wed, Jul 24, 2024 at 9:10 AM
Subject: Grant Request
To: Marnie Spake <marnie.spake@co.walton.ga.us>, Jody Johnson <jejohnson@co.walton.ga.us>

Good morning!! I'm pleased to inform you that the equipment grant request was approved in full. I'll probably have a check ready first of next week.

Thank you for all you do for all Walton County citizens!!

--

Walton County Health Care Foundation, Inc.
Ben Garrett
P. O. Box 1026
Monroe, GA 30655
Ph: 770-207-1408
Fax: 770-207-1409
Email: wchcfl@gmail.com
Website: www.wchcfl.org

**CONTRIBUTION AGREEMENT
GACD-02-20-007
BETWEEN THE
GEORGIA ASSOCIATION OF CONSERVATION DISTRICTS, INCORPORATED
AND THE
WALTON COUNTY BOARD OF COMMISSIONERS**

THIS AGREEMENT, made and entered into this ___ day of ___, 2024, by and between the WALTON COUNTY BOARD OF COMMISSIONERS (hereinafter referred to as the “Provider”); and the Georgia Association Of Conservation Districts, Incorporated (hereinafter referred to as the “GACD”).

I. PURPOSE:

This long-term conservation partnership serves to facilitate the implementation of planned conservation practices. This “partnership” is to assist interested landowners with the NRCS application process and conservation practice implementation. The Provider is responsible for providing technical support to participants for planned conservation as outlined in this agreement. The task involves the following technical support:

- Assisting landowners with Farm Bill Program application process
- Design and layout of conservation practices.
- Activities associated with various Farm Bill conservation programs contract development and management
- Contract planning
- Eligibility determinations
- Processing applications

All technical assistance provided must meet USDA-Natural Resources Conservation Service (NRCS) standards and specifications as set forth in its Departmental manuals, handbooks, and Field Office Technical Guide, conservation planning, conservation practice application, and other areas of technical assistance.

II. OBJECTIVES:

Under the provisions of this agreement NRCS is assigned responsibility of managing the technical assistance supplied by the Provider to landowners to plan and implement conservation practices on eligible land, manage easements, and complete evaluation and monitoring of completed practices. This agreement will support the objectives of both organizations and will leverage their capabilities to efficiently and effectively implement conservation activities as outlined in the Agriculture Improvement Act of 2018 and subsequent Farm Bills.

III. RESPONSIBILITIES OF THE PARTIES

A. GACD will

- Provide a list of program participants to county personnel contracted through the Provider, that have scheduled conservation practices, as identified in Part IV, Section

A, **Expected Accomplishments and Deliverables**, and identify and prioritize work assignments at the field office level.

- Provide technical guidance to the Provider and the county personnel maintained through this agreement when requested and provide clarity on work plan and other agreement details.
- Provide working materials and equipment needed to perform duties and to bear the cost of operation, maintenance and repair of equipment except for cost due to gross negligence by the Provider. NRCS accident reporting procedures will be followed.
- Coordinate reimbursement of the Provider on a quarterly basis upon receipt of properly completed required documentation. Documentation must include a detailed list of accomplishments utilizing the Deliverable Tracking Report as referenced in Part IV, Section A, **Expected Accomplishments and Deliverables**. GACD costs share shall not exceed the total obligation as identified in Part VI, **Resources Required**, equal to no more than **\$40,000.00**
- Review all new technologies and innovative practices, including applicable standards and specifications, prior to initiating those technologies and practices.
- Provide quality assurance for services provided under the agreement.

B. PROVIDER will:

- Provide employees to perform technical services in the State of Georgia.
- As identified in this Statement of Work, Part IV, Section A, **Expected Accomplishments and Deliverables** and Part VI, **Resources Required**, provide administrative and technical assistance to private landowners in conserving, improving, and enhancing their natural resources as well as in-kind supplies and services. The total cash supplied by the Provider will be **\$40,000.00**
- Provide technical assistance to participants as described in this Statement of Work and Part IV, Section A, **Expected Accomplishments and Deliverables**. Ensure personnel meet the GACD qualification standards for assigned responsibilities and for operation of equipment to perform those responsibilities.
- Ensure the Provider personnel maintained through this agreement, remain current with all training and certification requirements, to obtain and keep USDA NRCS Level II Computer Access current and up to date. This includes reporting changes to records and completing required Ag Learn courses when appropriate.
- Use existing NRCS policy, training procedures, and supervisory guidelines to ensure that all provided assistance meets NRCS standards.

- Comply with the special provisions included in this agreement and to work within this agreed-to **Statement of Work** and Part VI, **Resources Required**. Meet applicable NRCS standards, specifications, and program requirements. Be consistent with the conservation program goals and objectives in the agreement; and incorporate, where appropriate, low cost alternatives that would address the resource issues and meet the objectives of both the program and program participants for which assistance is provided.
- Limit request for reimbursement for technical assistance provided as described in this **Statement of Work**, Part IV, Section A, **Expected Accomplishments and Deliverables** and Part VI, **Resources Required**.
- Be responsible for gross negligence during use of any NRCS property and to reimburse the NRCS for such costs. Gross negligence is defined as willful destruction of NRCS property.
- If applicable, the Provider shall carry liability insurance to operate a government vehicle in the amount of a minimum of \$500,000 and provide a certificate of insurance to GACD. Nongovernment employees will not drive government vehicles unless proof of insurance is made available to GACD.
- Provide at least fifty (50) percent of the cost of the technical assistance listed in Part IV, Section A, **Expected Accomplishments and Deliverables**. The Provider must match the USDA funds awarded on dollar-for-dollar basis from non-Federal sources.
- Request reimbursement from GACD for GACD's share as referenced in this Statement of Work, and the **General Terms and Conditions of this Agreement**. Total reimbursement shall not exceed the GACD portion referenced in Part VI, **Resources Required**. Reimbursement shall be requested through the use of:
 - Documentation must include a detailed list of accomplishments utilizing the Deliverable Tracking Report as referenced in Part IV, Section of A, **Expected Accomplishments and Deliverables**.
 - **Deliverables Tracking Report** must be certified, signed, and dated by the appropriate Walton County official and the NRCS District Conservationist with the following statement: *"I certify that, to the best of my knowledge, this bill has not been previously submitted and that program accomplishments will meet planned activities under this agreement. I have examined and certify that this request is correct for payment."*
- Requests for Reimbursement shall be no more often than every 30 days for the period this agreement is in force
- Requests for Reimbursement shall be submitted via email to an address given.
- Warrant that the technical services provided:

- Comply with all applicable Federal, State, and Tribal and local laws and requirements;
- Are consistent with the conservation program goals and objectives in the agreement
- Incorporate, where appropriate, low-cost alternatives that would address the resource issues and meet the objectives of both the program and program participants for which assistance is provided.
- Be subject to the same rules and regulations that apply to NRCS and other USDA employees when using Government owned property or equipment.

IV. EXPECTED ACCOMPLISHMENTS AND DELIVERABLES

A. Deliverables associated with this agreement include item listed in table A.1 and the following:

- Submit the Deliverables Tracking Report when requesting any payment.

Table A.1 Lists the Practice Development, Review and Certification deliverables associated with this agreement

Practice Description	Practice Code
Agrichemical Handling Facility (NO) (309)	309
Amendments for the Treatment of Agricultural Waste (591)	591
Animal Mortality Facility (NO.) (316)	316
Brush Management (314)	314
Closure of Waste Impoundments (NO) (360)	360
Combustion System Improvement (NO) (372)	372
Composting Facility (NO.) (317)	317
Conservation Cover (AC) (327)	327
Conservation Crop Rotation (AC) (328)	328
Cover Crop (AC) (340)	340
CNMP Development (102)	102
Critical Area Planting (AC) (342)	342
Diversion (FT) (362)	362
Early Successional Habitat Development/Management (AC) (647)	647
Farmstead Energy Improvement (NO) 374	374
Fence (FT) (382)	382
Filter Strip (AC) (393)	393
Forage and Biomass Planting (512)	512
Forest Stand Improvement (AC) (666)	666
Forest Trails and Landings (AC) (655)	655
Grade Stabilization Structure (NO.) (410)	410
Grassed Waterway (AC) (412)	412
Heavy Use Area Protection (AC) (561)	561
Hedgerow Planting (FT) (422)	422
Herbaceous Weed Control (Ac.) 315	315
Integrated Pest Management (AC) (595)	595
Irrigation Pipeline (FT) (430)	430
Irrigation Reservoir (NO. AND AC-FT) (436)	436

Irrigation System (NO. AND AC), Micro irrigation (441)	441
Irrigation System (NO. AND AC), Sprinkler (442)	442
Irrigation Water Management (AC)(449)	449
Mulching (AC) (484)	484
Nutrient Management (AC) (590)	590
Pipeline (FT) (516)	516
Prescribed Burning (AC) (338)	338
Prescribed Grazing (AC) (528)	528
Pumping Plant (NO.) (533)	533
Riparian Forest Buffer (AC) (391)	391
Riparian Herbaceous Cover (AC) (390)	390
Roof Runoff Structure (NO) (558)	558
Seasonal High Tunnel System for Crops (SF) (798)	798
Silvopasture Establishment (AC) 381	381
Solids/Liquid Waste Separation Facility (632)	632
Spring Development (NO.) (574)	574
Stream Crossing (NO.) (578)	578
Streambank and Shoreline Protection (FT) (580)	580
Terrace (FT) (600)	600
Tree/Shrub Establishment (AC) (612)	612
Tree/Shrub Site Preparation (AC) (490)	490
Underground Outlet (FT) (620)	620
Waste Storage Facility (NO.) (313)	313
Waste Transfer (634)	634
Waste Treatment Lagoon (NO.) (359)	359
Waste Utilization (AC) (633)	633
Water and Sediment Control Basin (NO.) (638)	638
Watering Facility (NO.) (614)	614
Well (NO.) (642)	642
Wildlife Upland Habitat Management (AC) (645)	645

Deliverables Tracking: Table B.1 provides a sample Deliverables Tracking Report. Use this report to identify the specific work performed during each payment period. The Deliverables Tracking Report tracks and totals reimbursement requirements based on the deliverable’s cost rates based on practice and task level performed. Actual Deliverables Tracking Report will be provided to the Provider in Excel format.

Table B.1 Sample Deliverables Tracking Report

Separate Deliverable Tracking Report must be submitted for each individual county working in support of this agreement.

Applying County

1st Quarter

Customer Name	Date of Service	Task Level	Program	Description	Amount Paid to County per Deliverable
John Doe	10/23/2012	Administrative	EQIP	Farm Bill Program Applications & their processing	\$ 20.00
Jane's Farm	10/24/2012	Technician	CTA	Fence (FT) (382)	\$ 90.00

Sample

Actual Deliverables Tracking Report will be provided to the Provider in Excel format by GACD

RESOLUTION _____

A RESOLUTION ADOPTING THE 2024 AD VALOREM TAX MILLAGE RATES FOR WALTON COUNTY

WHEREAS, the budgets of Walton County for the County General Fund and other funds were adopted on June 4, 2024 and amended as deemed necessary;

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

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

NOW THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the following ad valorem tax millage rates are hereby adopted for 2024:

- (1) A county-wide millage rate of 10.413 for all unincorporated and incorporated areas of Walton County, those incorporated areas being the Cities of Monroe, Loganville, Social Circle, Jersey, Walnut Grove, Good Hope, and Between, said millage rate having been reduced by a millage rate of 2.998 to account for local option sales tax proceeds in accordance with O.C.G.A. § 48-8-91; and
- (2) A special fire district millage rate of 02.100 for all unincorporated areas of Walton County and the incorporated areas of the Cities of Jersey, Walnut Grove, Good Hope, and Between (collectively, the "Special Fire District"), wherein Walton County provides fire protection services.

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

ADOPTED THIS 6th DAY OF August, 2024:

David G. Thompson, Chairman

ATTEST:

Rhonda Hawk, County Clerk

RESOLUTION _____

**A RESOLUTION ADOPTING THE 2024 AD VALOREM TAX MILLAGE RATES FOR
WALTON COUNTY SCHOOLS**

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

WHEREAS, the Walton County Board of Education has recommended the imposition of the following millage rates for educational purposes for 2024:

- (1) A millage rate of 16.176 for the maintenance and operation of the county school system; and
- (2) A millage rate of 0.790 for the debt service of the county school system;

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners, that the following millage rates recommended by the Walton County Board of Education for educational purposes are hereby adopted for 2024:

- (1) A millage rate of 16.176 for the maintenance and operation of the county school system; and
- (2) A millage rate of 0.790 for the debt service of the county school system.

ADOPTED THIS 6th DAY OF AUGUST, 2024:

David G. Thompson, Chairman

ATTEST:

Rhonda Hawk, County Clerk



MEMORANDUM

To: County Chairman, Sole Commissioners and CEOs
Mayors of Consolidated Governments
c/o County Clerks, Managers or Administrators

From: Dave Wills, Executive Director

Date: **July 16, 2024**

Subject: Legislative Leadership Conference Business Session – Official

This is the official call for the business session at the ACCG Legislative Leadership Conference scheduled for Thursday, October 10th at the Classic Center in Athens-Clarke County. The purpose of this session is to consider policies to be adopted by the membership and other business that may come before the body. Each county may appoint a voting delegate (*commissioner or county staff*) to cast its county’s vote on matters coming before the business session.

Please note that cellular devices will be used to cast votes and delegates must be able to access their email accounts on-site.

In order for ACCG staff to conduct the voting process as smoothly as possible, we need the name of your county’s delegate before the conference convenes. Credentials pickup will be announced once the conference agenda is finalized.

Please complete and return this page no later than Friday, August 30th. Send it to Avis White at awhite@accg.org as a scanned email attachment. Your prompt attention to this matter is greatly appreciated.

**2024 LEGISLATIVE LEADERSHIP CONFERENCE
VOTING DELEGATE**

Name (First & Last Name)

Title & email address

County