



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, April 05, 2022 at 6:00 PM

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

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

AGENDA

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

2. **MEETING OPENING**

2.1. Pledge of Allegiance & Invocation

2.2. Call to Order

2.3. Roll Call

3. **ADOPTION OF AGENDA**

3.1. Additions/Deletions

4. **PROCLAMATIONS**

4.1. Child Abuse Prevention Month

5. **PLANNING COMMISSION RECOMMENDATIONS**

5.1. Approval with conditions - Z22010006 - Rezone 146.13 acres from A1 to R1OSC for a residential subdivision - Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. - Property located at 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 - District 1

Conditions: 1) limited to 104 lots, dwellings to be 2,000 sq. ft. for 1-story and 2,200 sq. ft. 2-story 2) homes to be primarily brick or stacked stone on front facade with fiber-cement siding, shake or board and batten on remainder w/minimum 3 ft. high brick or stacked stone water table 3) only 5% of homes may be leased or rented 4) within the required 100 ft. undisturbed buffer along the road frontages, the first 50 ft. shall be outside the lot and maintained by the HOA 5) lots must retain natural vegetation until permitted 6) utilities must be underground 7) detention pond must be fenced w/black vinyl-coated link fence 5 ft. in height, screened w/double staggered row of evergreens 8) no access allowed on Double Springs Rd, 8) entrance to be landscaped w decorative masonry feature 9) landscape plans must be approved by P & D Director

5.2. Approval of Z22020013 - Rezone 1.265 acres from B2 to B3 for major auto repair - Applicant: Baker Group RE, LLC/Owners: Baker Group RE, LLC & George Baker, Jr. - Property located at 1687 Hwy. 78 - Map/Parcel C0750159F00 - District 3 & 5

- 5.3.** Approval of CU22020004 - Conditional Use for outside storage on 4.93 acres - Applicant: Gabel Holder/Owner: Holder Bros.Timbertrames LLC - Property located at Alcovy Mtn. Rd & 1980 Alcovy Mtn. Rd - Maps/Parcels C1390006C00 & 6A00 - District 4
- 5.4.** Approval of LU22020005 and Rezone/Conditional Use ZCU22020006 - Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres - Applicant: Gabel Holder/Owner: Holder Brother Timbertrames, LLC - Property located at 1970 Alcovy Mtn. Rd - Map/Parcel C1390014 - District 4
- 5.5.** Approval LU22020007 and Rezone/Conditional Use ZCU22020008 - Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres - Applicant: Rick Holder/Owner: James R Holder - Property located at 512 Hwy. 11 - Map/Parcel C1390022 - District 4
- 5.6.** Approval with conditions - Z22010024 - Rezone 125.51 acres from A1 to R1OSC for a residential subdivision - Applicant: David Pearson Communities/Owner: James Matthew Mazzawi & John Mark Mazzawi as Trustees for Hugh Mazzawi - Property located at Georgia Hwy 20 & Pointer Rd - Map/Parcel C0080010 - District 2
- 1)125 lot limit w/1 dwelling per 1 acre density using septic, dwellings to be 2000 sq. ft. for 1-story and 2,200 2-story 2) all homes to be primarily brick or stacked stone on front facade, w/fiber-cement siding, shake or board and batten on remainder w/minimum 3 ft. brick or stacked stone water table 3) only 5% of homes may be leased or rented 4) lots to retain natural vegetation until permitted*
- 5.7.** Denial - Z22020018 - Rezone 8.68 acres from A1 to B2 to park trucks, campers & boats with conditional use for outside storage - Applicant: Jason Atha/Owners: Don Moon & David Samples - Property located at Georgia Hwy 11 and Mahlon Smith Rd - Map/Parcel C1400090 - District 4

6. PLANNING & DEVELOPMENT

- 6.1.** Alteration to Zoning - AZ22030003 - Alteration to zoning conditions - Applicant: Henderson Fab, LLC/Johnny Henderson/Owners: James D., Holly S. & Norma B Billingsley - Property located at Green Avenue & Ga. Hwy. 20 - Map/Parcel C0090003A00 & 29B00 - District 2

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

- 7.1.** Approval of March 1, 2022 Meeting Minutes
- 7.2.** Contracts & Budgeted Purchases of \$5000 or Greater
- 7.3.** Ratification of Actions taken by WCWSA
- 7.4.** Declaration of Surplus Property
- 7.5.** Contract - Acquisition of ROW GDOT - SR 138 @ SR 10/US 78

[7.6.](#) Inmate Phone Agreement Extension

[7.7.](#) Ga. Power Co. - Encroachment Agreement for Easement

8. RESOLUTIONS

[8.1.](#) Resolution - Amending Historic Courthouse Renovations Project Length Budget and FY22 Budget

[8.2.](#) Resolution - Authorizing Increase in Aggregate of Synovus Visa Limit

[8.3.](#) Resolution - Capital Improvements Element Transmittal - Impact Fee Program

[8.4.](#) Resolution - Walton Co. Comprehensive Transportation Plan

9. CONTRACTS

9.1. Enterprise Leasing - Fleet Vehicles

Subject to County Attorney review

10. ACCEPTANCE OF BIDS/PROPOSALS

[10.1.](#) Acceptance of Bid - Historic Courthouse Exterior Repair

[10.2.](#) Acceptance of Bid - 2022 Milling and Deep Patching

[10.3.](#) Acceptance of Proposal - North Loop Water Transmission Main - Phase 1

11. APPOINTMENTS

[11.1.](#) Walton Co. Board of Tax Assessors

[11.2.](#) Walton Co. Department of Family and Children Services

12. DISCUSSION

13. ANNOUNCEMENTS

14. EXECUTIVE SESSION

15. ADJOURNMENT

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

People wanting to make a Public Comment before the Board of Commissioners must complete the form at the link below and return it to the County Clerk no later than 5:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form.

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

For more information, please contact Rhonda Hawk.

Office of the Walton County Board of Commissioners
Walton County of Georgia

PROCLAMATION

WHEREAS, According to the Child Maltreatment report prepared by the Children’s Bureau of the U.S. Department of Health and Human Services, there were 618,000 confirmed cases of child abuse and/or neglect in America in 2020, and

WHEREAS, The Georgia Family Connection Partnership reports that there were 173 substantiated cases of child abuse and/or neglect in Walton County, Georgia in 2019, and

WHEREAS, In 2021, A Child’s Voice Child Advocacy Center responded to 113 cases of child physical abuse, sexual abuse, and/or a witness to a violent crime in Walton County, Georgia by conducting Forensic Interviews, Forensic Medical Examinations, and family support services, and

WHEREAS, The Center for Disease Control and Prevention (CDC) suggests that reported cases of child abuse may underestimate the true occurrence and estimates that 1 in 4 American children experience some form of child maltreatment in their lifetimes, and

WHEREAS, According to Darkness to Light, victims of child abuse are significantly more likely to experience emotional, psychological, health, and behavioral issues, and

WHEREAS, With a strong support system and effective counseling, children are able to heal from physical and sexual abuse, and

WHEREAS, Children’s Advocacy Centers, like A Child’s Voice, work within the community to spread awareness about child abuse, teach citizens how to recognize the signs and respond to child abuse, and utilize a multidisciplinary approach to coordinating care for families with the help of law enforcement, DFCS, District Attorney’s Office, school systems, and mental health counselors, and

WHEREAS, A Child’s Voice Child Advocacy Center invites all residents of Walton County to participate in Child Abuse Prevention Month in April 2022 by sharing their time and talents to help create better, brighter futures for children and families;

NOW, THEREFORE, I, David Thompson, Chairman of Walton County Board of Commissioners, do hereby proclaim April 1-30, 2022 as

CHILD ABUSE PREVENTION MONTH

in Walton County and encourage all residents to become aware of the prevalence of child abuse in our community and to learn how to properly recognize, respond to and prevent instances of child physical or sexual abuse by supporting children and families, and the agencies that serve them, in Walton County.

IN TESTIMONY WHERE OF, I have hereunto set my hand and caused to be affixed the Great Seal of Walton County, Georgia, this [___ th] day of April 2022.

SEAL

Chairman, Board of Commissioners
Walton County, Georgia

Rezone Z22010006 Staff Analysis

Commission District: **1 - Warren**

Planning Commission Hearing Date: **02-03-2022 – Tabled to 03-03-2022**

Board of Commissioners Hearing Date: **03-01-2022 – moved to 04-05-2022**

Parcel ID: Map C0580027

Acreage: 146.13

Applicant:

LGI Homes LLC

2700 Cumberland Parkway, Suite 100

Atlanta, Georgia 30339

Owner:

Alcovy River LLC

c/o Jim Williams, Jr.

1300 Grayson Parkway

Grayson, Georgia 30017

Property Location: 7059 Highway 81 & Double Springs Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 146.13 acres from A1 to R1OSC for a residential subdivision with 104 lots.

Staff Comments/Concerns:

Site Analysis: The 146.13 acre tract is located on 7059 Highway 81. The surrounding properties are zoned A1 and R1.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends a Centerturn Lane and Decell Lane and that the ENTRANCE be relocated to the most easterly property line. To allow for safe Ingress and Egress due to traffic concerns near a major intersection.

2/16/2022 Comment – Public Works recommends that the Entrance on Double Springs Road be relocated to the most easterly side of the development to allow for a proper De-cell due to intersection safety and set back requirements and that a Center turn lane be installed on Double Springs Road for Safety and to Reduce Traffic Back up approaching State Route Hwy 81.

Sheriffs' Department: The estimated population of Walton County is 94594. The estimated number of House Holds is 333350. The Walton County Sheriff's Office answered 49336 calls for service in 2021. This is approximately 1.5 calls for service per household. The average number of people per household is 2.8. The population increase would be about 291.2 people.

Water Authority: This area is currently served by a 10" water main along Highway 81 and 8" water main along Double Springs Road. (static pressure: 50 psi, Estimated fire flow available: 1,600 gpm @ 20 psi). A new water main will be required to distribute water within the development.
Please coordinate with WCWD.

E-mail from Rob Goss 2/23/2022: This area is currently served by a 10" water main along Highway 81 and 8" water main along Double Springs Road. (static pressure: 50 psi, Estimated fire flow available: 1,600 gpm @ 20 psi). A new water main will be required to distribute water within the development. **Please coordinate with WCWD.**

2/24/2022 E-mail from Morris Jordan with Walton County Water Authority:
Ref: Z22010006 -- LGI Homes, LLC -- R1 OSC

Pressure is 50 psi with a fire flow of 1600 gpm. While fire flow is sufficient the pressure is not ideal and could lead to complaints but does exceed minimum regulatory requirements. Sprinkler systems may need a booster pump to work properly. Due to the elevation of the property dropping 50' from the road where the readings were taken to the back of the property pressure should not drop inside the development. I would anticipate that a loop with a tie-in on Hwy 81 and a tie-in on Double Springs Road will be required.

Approval for rezone does not constitute approval for water allocation or plan approval for water in the developments.

Fire Department: Any new residential construction will have a direct effect on the number of emergency calls handled by the Walton County Fire Department. An increase in the population that comes from residential development also increases the need for emergency services.

Fire Code Specialist: Fire Department access roads shall have a minimum unobstructed width of 26'
Cul-De-Sacs shall be a minimum of 96' diameter
Fire Hydrants shall be spaced no further than 500' driving distance
Fire hydrants shall have a clear width of 36" from obstructions
Development shall meet International Fire Code(2018), Life Safety Code(2018) and the Georgia Accessibility Code
The Code compliance shall be subject to a plan review

Board of Education: Will have an impact on the Walton County School District creating a need for more classrooms, teachers, etc.

Development Inspector: No comment received

DOT Comments: Will require GDOT coordination

Archaeological Information: No comment received

PC Action 2/3/2022:

1. **Rezone – Z22010006 – Rezone 146.13 acres from A1 to R1OSC for a residential subdivision– Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. – Property located on 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 – District 1.**

Presentation: Steve Waldrin represented the case. He did the site plan for 146 acres. Mr. Waldrin stated that the property owner wanted to sell it because they are getting on up in age. Mr. Waldrin stated that LIGI wants to develop 104 lots as of now.

Speaking: Elizabeth Harris who is an architect/planner spoke and stated that she lives 3 properties down. She is not against the Rezone but she would just like 3 conditions placed on the Rezone:

1. **Install fence and provide a 25' natural buffer along Highway 81 and abutting A-1 zoned properties. Fence to be minimum 4', dark chain link. Buffer to be existing trees and shrubs or planted trees and shrubs. Buffer may include walking trail but may not be included in lots.**
2. **The 100' undisturbed creek/stream buffer should not be included in any lot.**
3. **Minimum of 25' landscaped buffer (not in lots) along Double Springs Road and at any other entrances to property.**

Candance Donoghue would lives on 3059 Snows Mill Road spoke and asked were these homes going to be for sale or rental. She asked about the water re-charge in this area and wanted to know the size of the lots.

Jeremy Seifried spoke and stated he lives in Alcovy Bluff and that the traffic is a big concern and adding 2 entrances will congest that area. He stated that the intersection is a mess and the subdivision will congest it worse even more. He also wanted to know the size of the homes.

Jason Wright spoke and stated that he lives in Twin Oaks Estates and stated that sometimes the traffic is backed up 1,500 ft. waiting to turn on Highway 81 and he has seen in the afternoon that the traffic is past 81 the turn on to Double Springs Road with the school traffic. He asked if it would be rental homes because the website states that they do rental homes. He knows that there has been 30 accidents there or within 1,000 ft.

with 40 injuries and 2 serious injuries and he thinks there may have been a fatality.

Frank Masiello who lives on Double Springs Church Road spoke and stated that the city has allowed 2 subdivisions close to Highway 81 and there will be added traffic with another 500 homes.

Mr. Steve Waldrin came back for rebuttal and stated that this will be an R1 OSC Overlay. It will be 100 ft. along Highway 81 and on Double Springs it will be 50 ft. abutting A1 zonings. The lots will be 25,500 square feet. There will be septic and it will be well outside the buffers for the perennial streams. The homes will be for sale, not rental and they will be approximate 2,000 square feet. As far as the ground water recharge system he can check into that.

Josh Ferguson stated that before they vote that he wanted to clear up something and let everyone know that Highway 81 is a State Route and the Board has no control over State Routes.

Recommendation: Tim Hinton recused himself from voting. Josh Ferguson made a motion to table the case until the next Planning Commission so that everything can be addressed and for the Applicant and the opposition to meet to work out any issues with a second by John Pringle. The motion carried unanimously.

PC ACTION 3/3/2022:

1. **Rezone – Z22010006 – Rezone 146.13 acres from A1 to R1OSC for a residential subdivision– Applicant: LGI Homes LLC/Owner: Alcovy River LLC/Jim Williams, Jr. – Property located on 7059 Hwy 81/Double Springs Road - Map/Parcel C0580027 – District 1.**

Presentation: Joshua Scoggins, Attorney At Law, represented the case for the Applicant. He showed a power point presentation. They would like to rezone from A1 to R1 OSC on this 146 acres. This case was presented last month but was tabled in order to work with the neighbors. He stated that Steve Waldrin has worked diligently with the neighbors at the last meeting. Several neighbors have raised concerns and Mr. Waldrin and the neighbors

have worked together. The zoning is consistent with the Comprehensive Land Use Plan. This proposal is almost identical with lot sizes, overlays and acreage as to the subdivisions around. As for any Environmental Impacts, they will comply with all state regulatory requirements for the subdivision and all residences will be on septic. Minimum house sizes are 1,800 as per zoning regulations and in A1 they can have 1,400 sq. ft. They will build a minimum 2,000 sq. ft. for ranch product which will be comparable to other houses in other subdivisions. \$300,000.00 will be starting point for the houses and this subdivision will not be de-valuing any properties. There will be a 100' non-buildable buffer along Highway 81 and along Double Springs Road. They are not a build to rent community. All the houses will be for sale. As far as impact on Public Services – no service providers have expressed concerns. There will be 104 lots. The water pressure will be 1,600 gallons per minute as required by the fire code. Mr. Scoggins stated that he drove by this property and there will need to be a center turn lane on Double Springs and Highway 81. The Applicant is willing to pay \$150,000 toward any improvements on Double Springs Road. The county ordinance states 2 entrances are required for 101 lots or more.

He received an e-mail from Steve Waldron about the 2 entrances and they are willing to reduce the lots by 3 in order to eliminate the entrance on Double Springs Road. They will revise the site plan prior to the Board of Commissioners Meeting.

Speaking: Jason Wright who lives at 2309 Twin Oaks Place. He represents the Homeowners Association. He stated that he would have to dispute that Mr. Waldron has been engaged with the neighbors. He has concerns regarding Double Springs Road and their suggestions on Highway 81. Whether GDOT will approve this or not, it is a dangerous area. He is not opposed to this rezone but is concerned about the safety and traffic conditions. He would like to Table the case for a revised plan so that the community can see it.

Jeremy Sikert who lives in Alcovy Bluffs Subdivision and is over the Homeowner's Association states it is a terrible place for a subdivision. They can't get entrance on Double Springs Road with a 100' buffer with natural trees, a fence is not practical and there are gas lines there and it is too close to the Highway. He stated this will be adding 2 or more people per home with lots of kids and pets. He stated that a fence wasn't practical and he thinks that a vinyl or aluminum fence can be put up. He also stated that Developer wasn't interested in larger lots or larger house sizes. He would like to see a traffic study done.

Jason Gauthier who lives on Twin Oaks Drive stated that he said the houses will start in the \$300,000 range which is not comparable to the houses around there and it will devalue the property along with safety issues.

Tim Hinton verified that both applicants and neighbors will be able to speak at the Board of Commissioner's Meeting.

Joshua Scoggins came back for rebuttal and stated 1st the plan was 2 entrances on Highway 81 but GDOT said no and that they would require an a-cell and de-cell along Highway 81 and they will comply with any improvements that will need to be made. He is asking for 1 entrance on Highway 81. He also stated that the houses will start at \$300,000.00 and there are subdivisions around Walton County that are the same size as the ones he spoke about tonight. He stated that overall the plan is fair and consistent.

Recommendation: Tim Hinton recused himself. Josh Ferguson first stated that he does not want to table the case again and he stated that it does comply with the future land use plan and that the project is compatible. He made a recommendation to approve with the below conditions with a second by Wesley Sisk. The motion carried unanimously.

Conditions:

- 1. The property shall be limited to single-family detached dwellings and accessory uses and structures not to exceed 104 lots.**
- 2. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story homes and 2,200 square feet for two-story homes.**
- 3. Homes shall be constructed primarily of brick or stacked stone on the front façade. The balance of the home may be the same or of fiber-cement siding, shake or board and batten, with a minimum three-foot high brick or stacked stone water table.**

- 4. All dwellings shall have at least an enclosed double-car garage.**
- 5. By plat covenant, a maximum of 5 percent of the homes may be leased or rented.**
- 6. A 100-foot wide undisturbed buffer shall be provided along the frontage of Highway 81 and Double Springs Road. The first 50 feet of the buffer shall be located outside of all proposed lots and shall be maintained by the Homeowner's Association.**
- 7. Natural vegetation shall remain on the property until the issuance of a Development Permit.**
- 8. All grassed areas on front and sides of dwelling lots shall be sodded.**
- 9. Provide underground utilities throughout the development.**
- 10. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of five feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.**
- 11. Project ingress and egress onto Double Springs Road shall be prohibited. Access shall only be provided onto Highway 81.**
- 12. Project entrance shall be landscaped by the developer and maintained by the Homeowners Association. The entrance(s) shall include a decorative masonry entrance feature. Landscape plans and entrance feature design shall be subject to review and approval by the Director of Planning and Development.**

Rezone Application # Z22010006 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**

3rd Floor
303 S. Hammond Dr

Board of Comm Meeting Date 3-1-2022 at 6:00PM held at **WC Historical Court House**

2nd Floor
111 S. Broad Street

You or your agent must be present at both meetings

Map/Parcel ~~G0582007~~
C0590027

Applicant Name/Address/Phone #

LGI Homes, LLC
2700 Cumberland Pkwy, Suite 100
Atlanta, GA 30339

E-mail address: tony.pourhassan@lgi.com

Phone # (678)584-3464

Property Owner Name/Address/Phone

Jim Williams Jr.
1300 Grayson Parkway
Grayson, GA 30017

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

Phone # (770)757-1590

Location: ~~G0582007~~ 7059 Hwy 81 Requested Zoning R1 ~~OSC~~ Acreage 146.13

Existing Use of Property: Agricultural

Existing Structures: Two single family homes.

The purpose of this rezone is to prepare for a residential subdivision.

Property is serviced by the following:

Public Water: Yes Provider: Walton County Water Department Well: _____

Public Sewer: No Provider: _____ Septic Tank: Yes

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

Signature _____ Date 12/30/21 Fee Paid \$ 650.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A1/R1 South A1
East A1/R1 West A1

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

Commission District: 1-Warren Watershed: Alcovy River TMP W-P1

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: LGI Homes, LLC

Address: 2700 Cumberland Pkwy, Suite 100 Atlanta, GA 30339

Telephone: (678)584-3464

Location of Property: 7059 HWY 81

Map/Parcel Number: C0580027

Current Zoning: A1 Requested Zoning: R1

J.M. Williams, Jr.
Property Owner Signature

Property Owner Signature

Print Name: J. M. Williams, Jr.

Print Name: _____

Address: 1300 Grayson Parkway
Grayson, GA 30017

Address: _____

Phone #: 770-757-1590

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

1/3/22
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;
Nearby property uses and zoning are agricultural and residential,
A1 and R1, respectively.

2. The extent to which property values are diminished by the particular zoning restrictions;
Nearby property values would increase as a result of the rezoning
requested in this application.

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

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The property owner is willingly selling this property. No hardship
will be imposed. Additionally, new property owners, as well as
Walton County, will enjoy the benefits associated with increased
home ownership rates.

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

This property is well suited for current and requested zoning.

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

This property is not currently vacant.

Letter of Intent

Effective Date: January 2022

To Whom It May Concern,

Let it be known that LGI Homes, LLC., upon purchase of the 146.13-acre parcel number C0580027, intends to rezone the parcel from A1 to R1OSC for the purpose of developing a 104-lot residential subdivision.

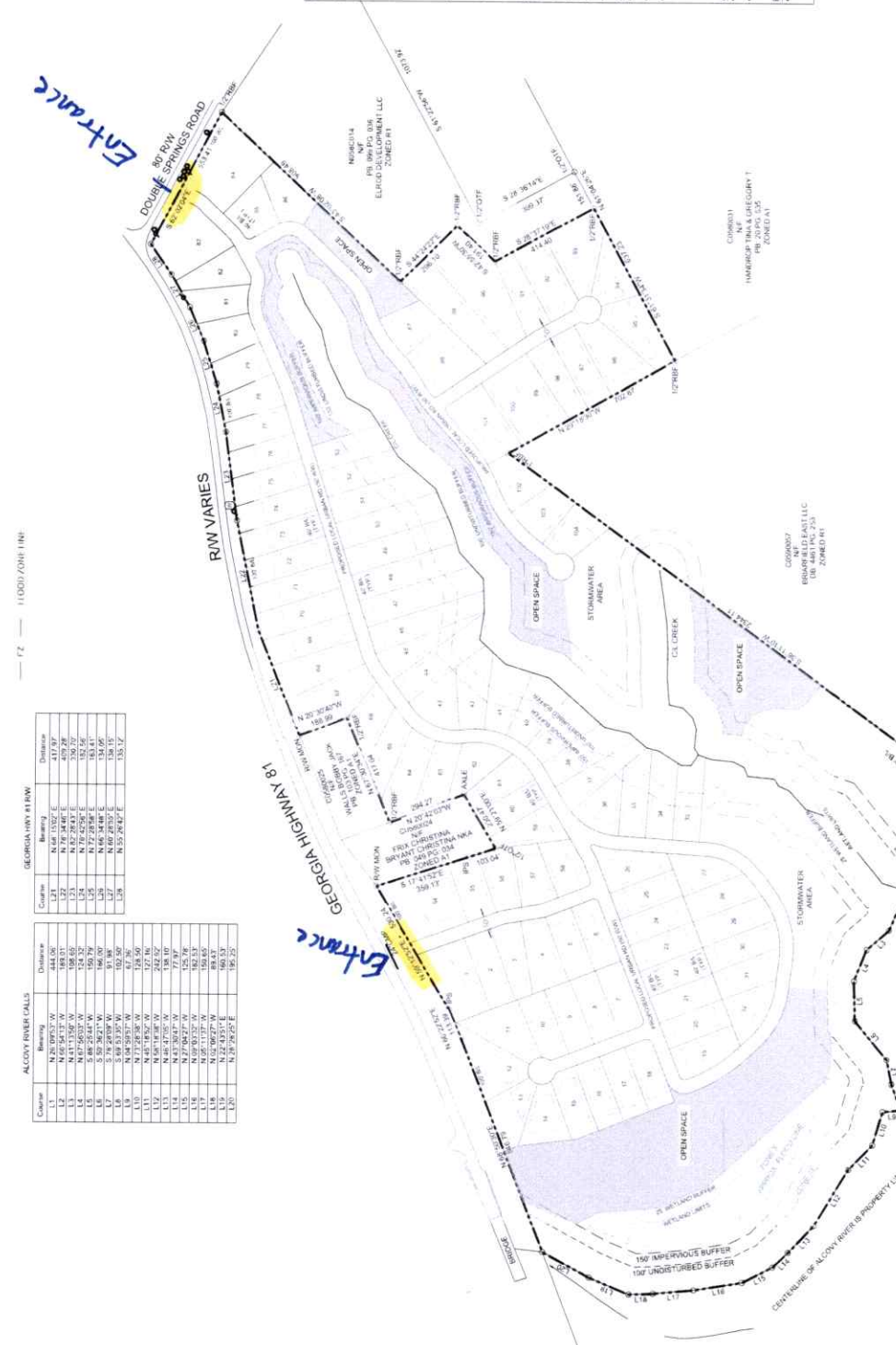
old site plan

ALCOY RIVER CALLS

Center	Boundary	Distance
L1	N 26° 09' 52" W	444.00'
L2	N 65° 54' 37" W	169.01'
L3	N 76° 24' 06" E	479.28'
L4	N 67° 45' 52" W	124.32'
L5	N 72° 42' 04" E	132.56'
L6	S 88° 24' 54" W	159.79'
L7	N 72° 28' 08" E	163.41'
L8	N 60° 28' 58" W	151.88'
L9	N 54° 53' 52" W	102.30'
L10	N 37° 28' 26" W	178.50'
L11	N 65° 14' 58" W	222.70'
L12	N 45° 47' 02" W	138.10'
L13	N 45° 47' 02" W	138.10'
L14	N 27° 02' 17" W	125.76'
L15	N 07° 30' 52" W	182.53'
L16	N 02° 06' 52" W	188.63'
L17	N 22° 43' 51" E	160.53'
L18	N 23° 28' 42" E	182.25'

GEORGIA HWY #18 RW

Center	Boundary	Distance
L21	N 64° 15' 02" E	417.07'
L22	N 76° 24' 06" E	479.28'
L23	N 72° 42' 04" E	132.56'
L24	N 72° 42' 04" E	132.56'
L25	N 72° 28' 08" E	163.41'
L26	N 60° 28' 58" W	151.88'
L27	N 54° 53' 52" W	102.30'
L28	N 37° 28' 42" E	155.12'



- NOTES**
- NOT FOR FINAL RECORDING
 - WALTON COUNTY LAND DEVELOPMENT ORDINANCE CITATIONS:
 - EXISTING ZONING - ARTICLE 4, PART 1, SECTION 170 (A1) AND ARTICLE 4, PART 2, SECTION 180 (WP-1)
 - PROPOSED ZONING - ARTICLE 4, PART 1, SECTION 180 (B1), ARTICLE 4, PART 2, SECTION 180 (WP-1), ARTICLE 4, PART 7, SECTION 120 (D5C)
 - OWNER OF RECORD - ALCOY RIVER LLC, JIM WILLIAMS JR., 1300 GRAYSON PARKWAY, GRAYSON, GA 30017
 - DEVELOPER - GIGHOMBS, LLC, 2700 CUMBERLAND PARKWAY, SUITE 100, ATLANTA, GA 30339
- ZONING REQUIREMENTS: B1**
- MAXIMUM BUILDING STRUCTURE HEIGHT = 35'
 - COLLECTOR SETBACK = 30'
 - FRONT SETBACK = 15'
 - REAR SETBACK = 40'
 - SIDE SETBACK = 40'
- ZONING REQUIREMENTS: D5C**
- EXISTING ROAD NON-BUILDABLE BUFFER = 100'
 - TRANSITIONAL BUFFER = 50'
 - OPEN SPACE REQUIREMENT = 36.53 ACRES, OPEN SPACE PROVIDED OUTSIDE OF FLOODPLAIN, WETLANDS, UTILITY CASEMENTS, SLOPES GREATER THAN 25%, OR OTHER NON-BUILDABLE LAND = 18.31 ACRES
- ZONING REQUIREMENTS: WP-1**
- IMPERVIOUS PERENNIAL STREAM BUFFER = 150'
 - IMPERVIOUS PERENNIAL STREAM BUFFER = 100'
- FLOOD STATEMENT**
- APPROXIMATE THIS PROPERTY IS WITHIN A FURKAL (1000 HAZARD) AREA
 - PANEL NO. 134970015C DATED 12/08/2016.

PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE
UNCLAS. AREA	ACRES	UNCLAS. AREA	ACRES	UNCLAS. AREA	ACRES
1	1.00	1	1.00	1	1.00
2	1.00	2	1.00	2	1.00
3	1.00	3	1.00	3	1.00
4	1.00	4	1.00	4	1.00
5	1.00	5	1.00	5	1.00
6	1.00	6	1.00	6	1.00
7	1.00	7	1.00	7	1.00
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20	1.00	20	1.00	20	1.00
21	1.00	21	1.00	21	1.00
22	1.00	22	1.00	22	1.00

ALCOY RIVER SUBDIVISION

PROJECT NO. G200807
 PROJECT MANAGER
 6275648 Z-Sub, Parcel 14.07 Area



PRELIMINARY
 CONSTRUCTION

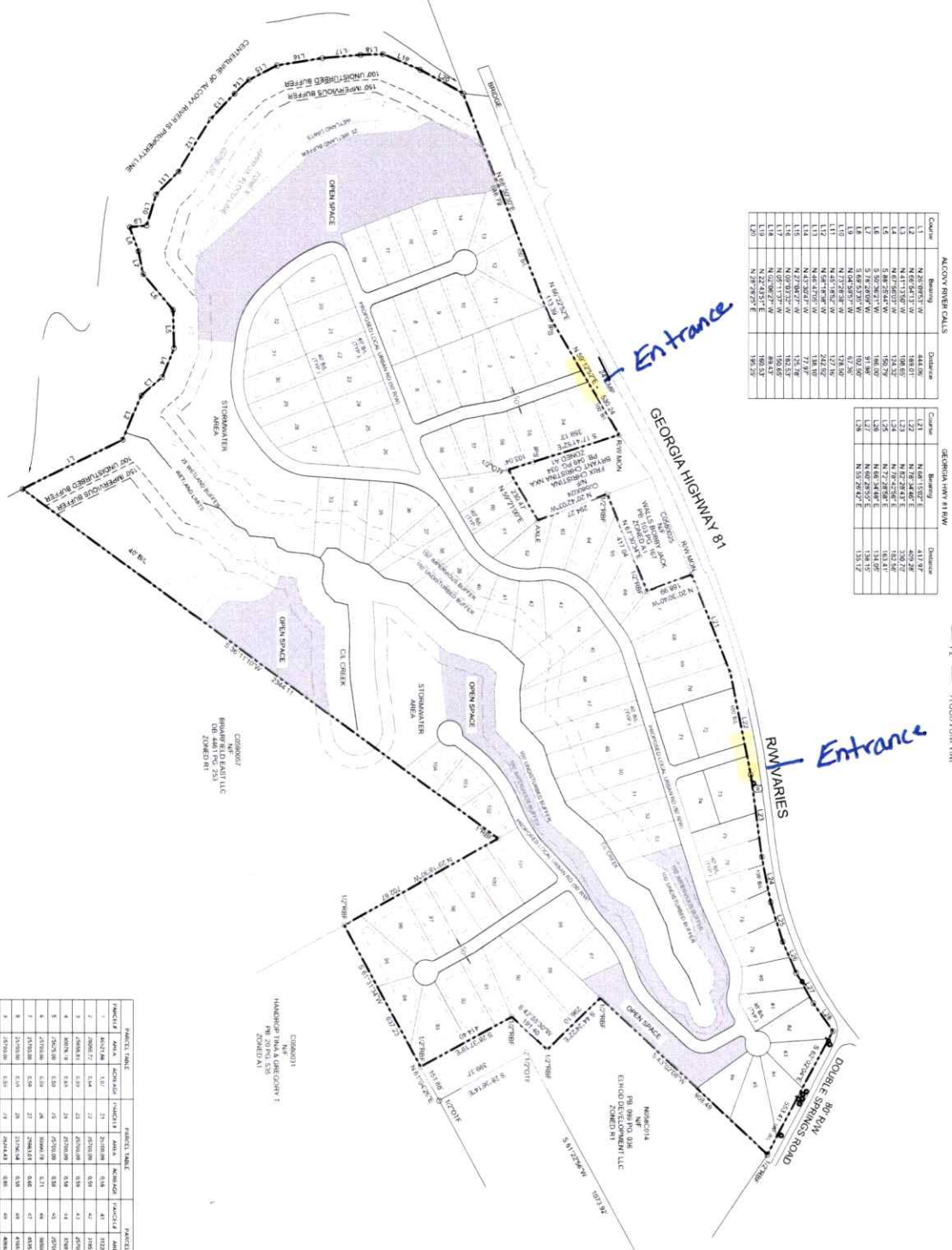
WALTON COUNTY, GEORGIA
 PROJECT NO. 2016-08-001
 ALCOY RIVER TRACT
 WALTON COUNTY, GA 30086

ZONING EXHIBIT

DATE	BY	REVISION
08/01/2016	JM	ISSUE FOR PERMIT

Item 5.1.

New Site Plan



ALCOVY RIVER CALLS

Call	Bearing	Distance
C1	N 66° 01' 17" W	148.01'
C2	N 82° 28' 41" E	450.28'
C3	N 82° 28' 41" E	130.72'
C4	N 27° 28' 06" E	163.41'
C5	N 58° 33' 30" W	102.40'
C6	N 58° 33' 30" W	102.40'
C7	N 58° 33' 30" W	102.40'
C8	N 58° 33' 30" W	102.40'
C9	N 58° 33' 30" W	102.40'
C10	N 58° 33' 30" W	102.40'
C11	N 58° 33' 30" W	102.40'
C12	N 58° 33' 30" W	102.40'
C13	N 58° 33' 30" W	102.40'
C14	N 58° 33' 30" W	102.40'
C15	N 58° 33' 30" W	102.40'
C16	N 58° 33' 30" W	102.40'
C17	N 58° 33' 30" W	102.40'
C18	N 58° 33' 30" W	102.40'
C19	N 58° 33' 30" W	102.40'
C20	N 58° 33' 30" W	102.40'

GEORGIA HWY 81 B/W

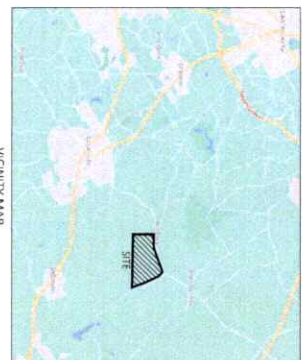
Call	Bearing	Distance
C1	N 66° 01' 17" W	148.01'
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C9	N 58° 33' 30" W	102.40'
C10	N 58° 33' 30" W	102.40'
C11	N 58° 33' 30" W	102.40'
C12	N 58° 33' 30" W	102.40'
C13	N 58° 33' 30" W	102.40'
C14	N 58° 33' 30" W	102.40'
C15	N 58° 33' 30" W	102.40'
C16	N 58° 33' 30" W	102.40'
C17	N 58° 33' 30" W	102.40'
C18	N 58° 33' 30" W	102.40'
C19	N 58° 33' 30" W	102.40'
C20	N 58° 33' 30" W	102.40'

ALCOVY RIVER SUBDIVISION

7928 WILKINSON BL MADISON, GA 30606
 404.286.7134 FROM 10/19/2016

PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE	PARCEL TABLE
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185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200

- NOTES**
- NOT FOR FINAL RECORDING
 - WALTON COUNTY LAND DEVELOPMENT ORDINANCE CITATIONS:
 - EXISTING ZONING - ARTICLE 4, PART 1, SECTION 120(LA1) AND ARTICLE 4, PART 2, SECTION 160(WP-1)
 - PROPOSED ZONING - ARTICLE 4, PART 1, SECTION 140(B1) ARTICLE 4, PART 2, SECTION 160(WP-1) ARTICLE 4, PART 2, SECTION 120(DSC)
 - OWNER: ALCOVY RIVER LLC, 100 WILKINSON BL, 30606 MADISON, GA 30606
 - DEVELOPER: GORDON'S, LLC, 2700 CUMBERLAND PARKWAY, SUITE 100, ATLANTA, GA 30339
 - ZONING REQUIREMENTS: 8' MINIMUM BUILDING STRUCTURE HEIGHT - 35'
 - COLLECTOR STREETBACK - 50'
 - FRONT SETBACK - 40'
 - SIDE SETBACK - 15'
 - REAR SETBACK - 40'
 - ZONING REQUIREMENTS: ONE EXISTING ROAD WITH BULLETPROOF BUFFER - 100'
 - TRANSITIONAL BUFFER - 50'
 - OPEN SPACE REQUIREMENT - 26.53 ACRES OPEN SPACE PROVIDED OUTSIDE OF FLOODPLAIN, WETLANDS, UTILITY EASEMENTS, SLOPES GREATER THAN 25%, OR OTHER NON-BUILDABLE LAND - 18.31 ACRES
 - ZONING REQUIREMENTS: WP-1
 - INTERCONNECTED PERENNIAL STREAM BUFFER - 150'
 - UNDESIRABLE PERENNIAL STREAM BUFFER - 100'
- TITLE STATEMENT**
- THIS IS A PRELIMINARY SITE PLAN FOR THE ALCOVY RIVER TRACT, 100 WILKINSON BL, MADISON, GA 30606.
 - THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE WILSON ACT, 100 WILKINSON BL, MADISON, GA 30606.
 - THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE WILSON ACT, 100 WILKINSON BL, MADISON, GA 30606.



ZONING EXHIBIT

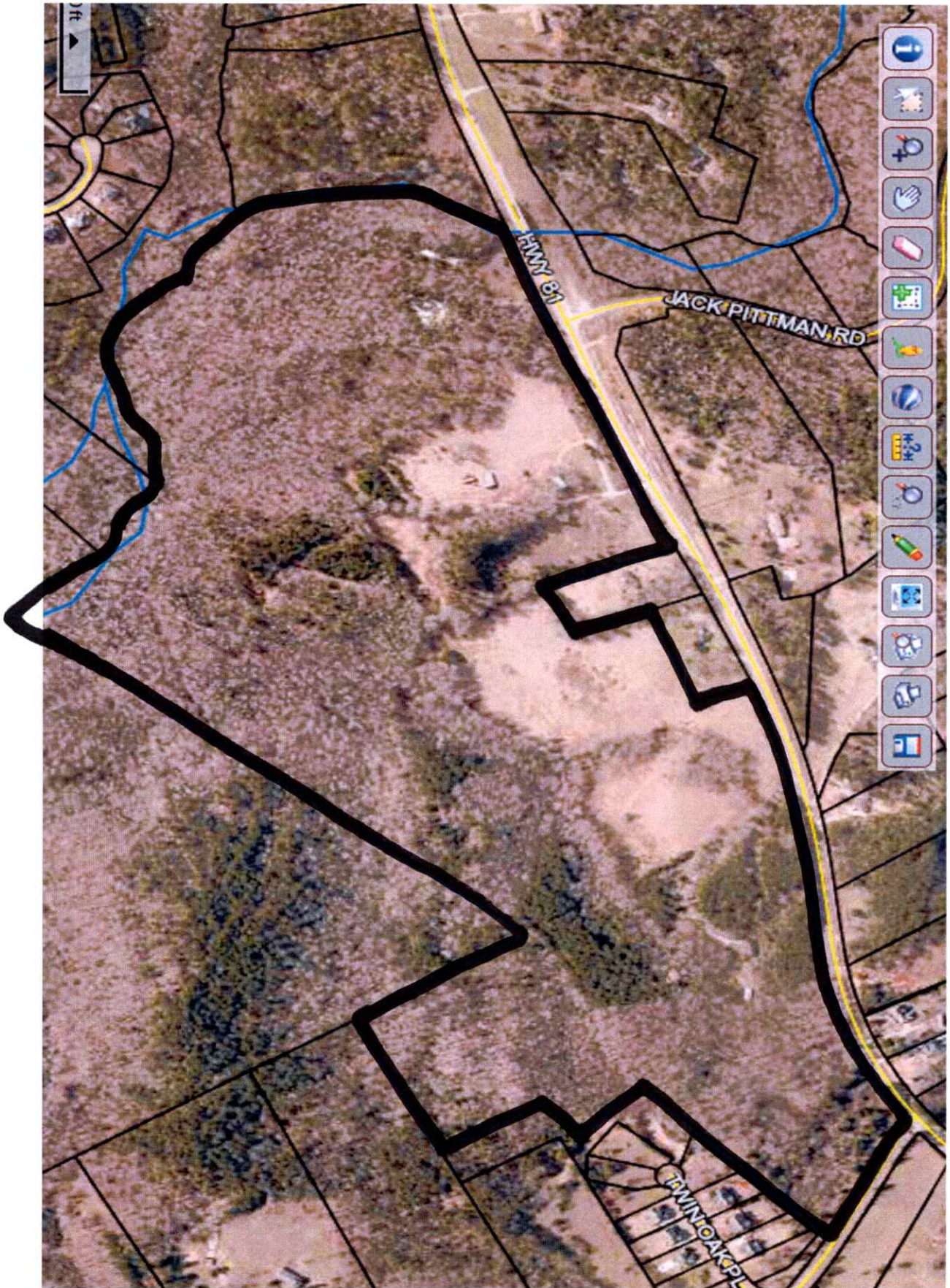
ALCOVY RIVER TRACT
 100 WILKINSON BL
 WALTON COUNTY, GA 30656

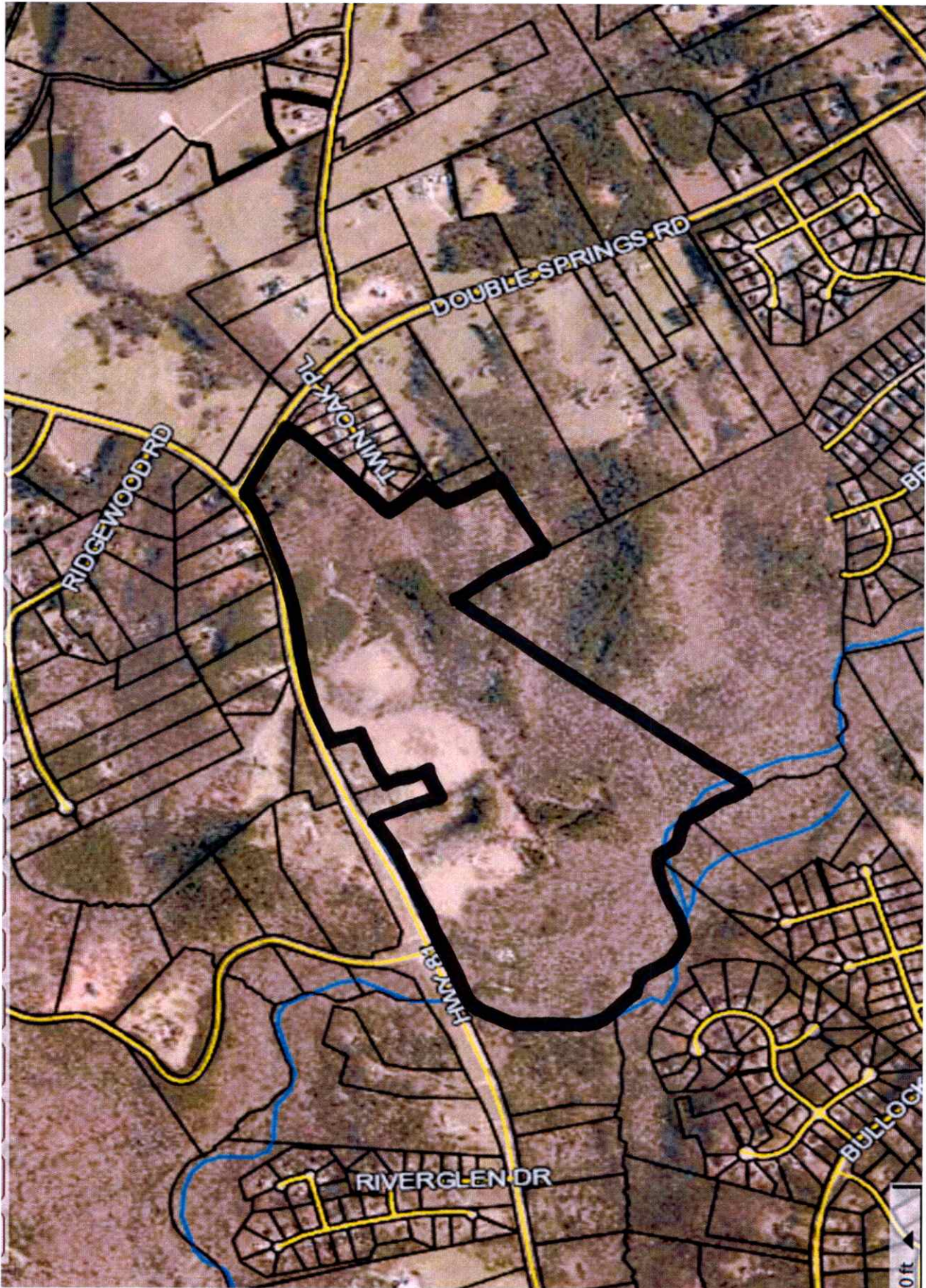
PRELIMINARY NOT FOR CONSTRUCTION

PREPARED BY
LOWE ENGINEERS
 555 HAMMORCK DRIVE, SUITE 900
 ATLANTA, GA 30328
 770.477.4400

SCALE: 1" = 200'
 DATE: 02/22/2016
 PROJECT NO: 15022026
 DRAWING NO: 55
 SHEET NO: 11 OF 12
 PROJECT: ALCOVY RIVER TRACT
 CLIENT: GORDON'S, LLC

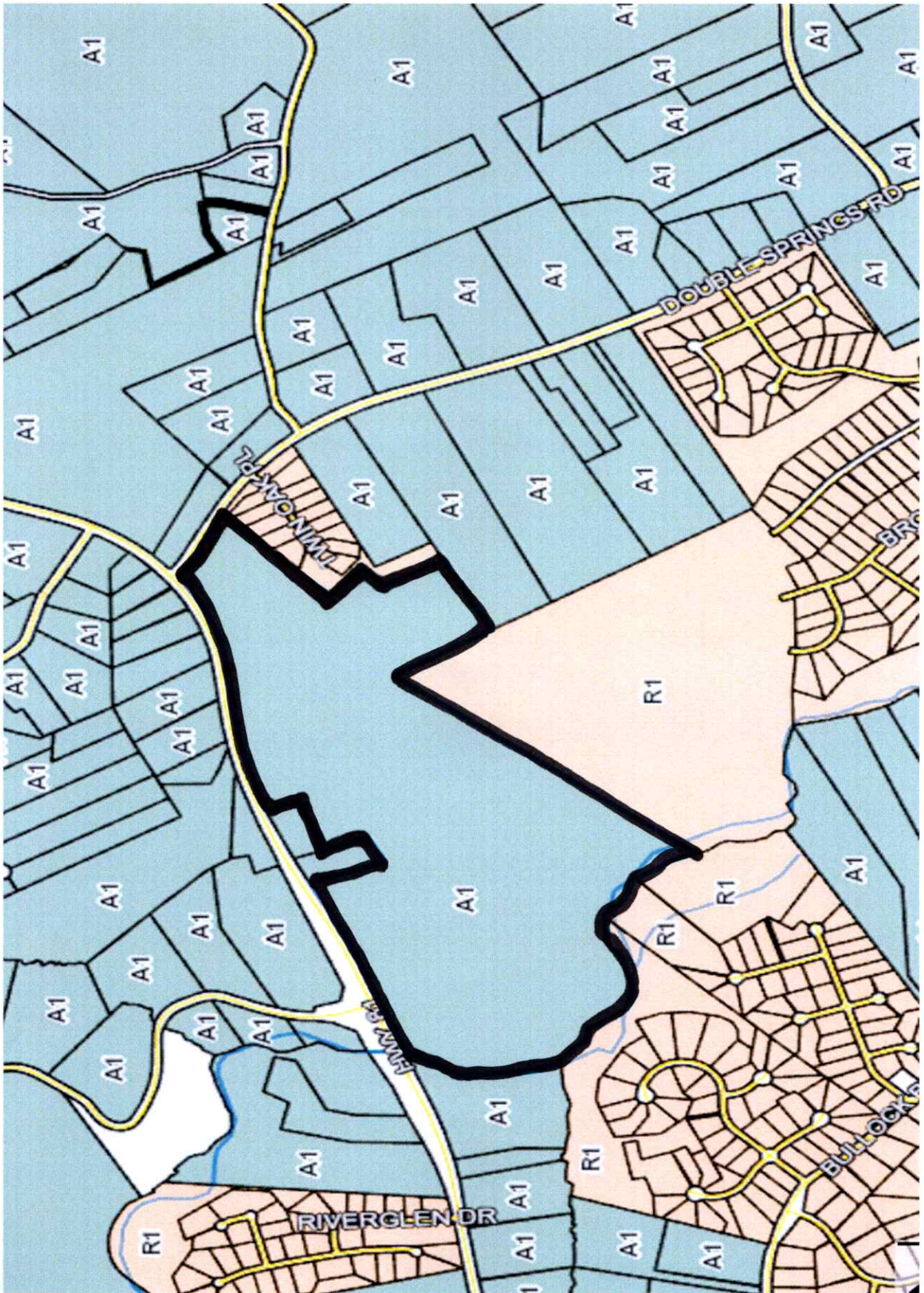
Z22010006 - 7059 Hwy 81

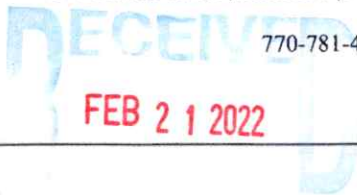




Z22010006 – 7059 Hwy 81

Z22010006 – 7059 Hwy 81





Joshua A. Scoggins
jscoggins@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant: LGI Homes Georgia, LLC
Subject Property: 146.13 Acres +/- Designated as Tax Parcel C0580027
Current Zoning: A1 – Rural Estate District
Proposed Zoning: R1OSC – Single Family Residential Open Space Conservation District
Proposed Use: Single-Family Residential Neighborhood
Application: Rezoning Application #Z22010006
ROW Access: Georgia Highway 81 and Double Springs Road
Governing Jurisdiction: Walton County, Georgia

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owners file this Application for the purpose of changing the Current Zoning (and/or zoning conditions) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and Owners reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no

reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, Character Area Map, Future Land Use Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-33-5, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Joshua A. Scoggins
Attorney for Applicant

Rezone Z22020013 Staff Analysis

Commission District: **3 – Shelnut** – Present Map

Commission District: **5 – Adams** – Future Map

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C0750159F00

Acreage: 1.265

Applicant:
Baker Group RE, LLC
237 Baker Street
Monroe, Georgia 30655

Owners:
Baker Group RE, LLC &
George W. Baker, Jr.
237 Baker Street
Monroe, Georgia 30655

Property Location: 1687 Highway 78

Current Character Area: Highway Corridor

Current Zoning: B2

Request: Rezone 1.265 acres from B2 to B3 for major auto repair

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
8111	Major Repair and Maintenance	Yes											P			P	P

Automotive, Major Repair and Maintenance (20)

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

Staff Comments/Concerns:

Site Analysis: The 1.265 acre tract is located on 1687 Highway 78. The surrounding properties are zoned B1 and B2.

Zoning History:

CU-99705	78 Enterprises Inc.	Conditional Use Public Cemetery 79.39	C075-90, 159 Hwy 78 and Troy Smith Road	Approved
Z00789	Baker Street Limited	B-2/A-1C to R-1	C075-90, 159 Hwy 78 Troy Smith Road	Approved
Z00808	Baker Street	A-1C to B-2	C075-90, 159 Hwy 78/Troy Smith	Approved
Z99704	78 Enterprises Inc	A-1 to B-2 & M-1	C075-90, 159	Approved B-2 only
V19050007	Troy Smith Partners LLC	Request a reduction of the min lot width on Tract 6A from 100' to 50'	C0750159 Troy Smith Road	Approved

Character Area: The character area for this property is Highway Corridor.

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: The Walton County Sheriff's Office regularly conducts business checks on main thoroughfares twice per night shift where access is allowed. There would be an additional 730 checks per year.

Water Authority: This area is served by an existing 6" diameter water main along on Troy Smith Road. (static pressure: 110 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: 1) Development shall meet International Fire Code (2018), Life Safety Code (2018) and the Georgia Accessibility Code and Walton County Ordinances. 2) The Code compliance shall be subject to a plan review.

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

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Rezone - Z22020013 – Rezone 1.265 acres from B2 to B3 for major auto repair– Applicant: Baker Group RE LLC/Owners: Baker Group RE LLC & George Baker, Jr. – Property located on 1687 Hwy 78-Map/Parcel C0750159F00 – District 3 & 5.**

Presentation: George Baker represented the case. He would like to rezone the property from B2 to B3. He recently built a 6,000 sq. ft. building to rent out. He also previously sold the building adjacent to this building. He wants to have a nice pleasant commercial area. He has a tenant that would like to do auto repair/after-market work. He would like to finish 1,000 sq. ft. for an office, waiting room and show room. The character area is Highway Corridor and the correct zoning for this would be B3.

Speaking: None

Recommendation: John Pringle made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.

Rezone Application # 222020013 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0750159F00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Baker Group RE, LLC</u>	<u>Baker Group RE, LLC</u> } <u>George W. Baker, Jr</u>
<u>237 Baker Street</u>	<u>237 Baker Street</u>
<u>Monroe, GA 30655</u>	<u>Monroe, GA 30655</u>
E-mail address: <u>george@baker-group-llc.com</u>	(If more than one owner, attach Exhibit "A")
Phone # _____	Phone # <u>770-883-5541</u>

Location: 1687 Hwy 78 Requested Zoning B3 Acreage 1.265

Existing Use of Property: Newly constructed 6,000 SF commercial building.

Existing Structures: 6,000 SF newly constructed building.

The purpose of this rezone is to allow new business that performs after market modifications on high end cars + trucks + auto and diesel repair.

Property is serviced by the following:

Public Water: X Provider: Walton County Water Authority Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

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

Signature [Signature] Date 2/3/22 Fee Paid \$ 450.00

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

Office Use Only: _____

Existing Zoning B2 Surrounding Zoning: North B2 South B1
East B2 West B2

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

Commission District: 3 - Shelburne Watershed: Alcoy River W-P1 TMP —

I hereby withdraw the above application _____ Date _____

Exhibit "A"

George W. Baker, Jr., LLC
237 Baker Street
Monroe, GA 30655
770-883-5551

Walton County Planning and Development would suggest:

Before you apply for a **Conditional Use Permit** or a **Rezone** or a **Change of Occupancy** on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site**Step one:**

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)**Step one:**

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: _____

Date: _____

2/3/22

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;

Vacant B-2 zoned property, gas station,
12,000 SF office warehouse, trailer storage

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

The building could not be rented under
current zoning.

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

This would allow a service for the public.

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

County gets new jobs and a service
for the residents. County will see an
increase in tax revenue.

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

The building is brand new and will
accommodate this new business perfectly.

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

The building has been vacant since
construction was completed, approximately
three (3) months ago.

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: Baker Group RE, LLC

Address: 237 Baker Street, Monroe, GA 30655

Telephone: 770-883-5541

Location of Property: 1687 Highway 78
Monroe, GA 30655

Map/Parcel Number: C0750159F

Current Zoning: B-2 Requested Zoning: B-3

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: George W. Baker, III

Address: 237 Baker Street
Monroe, GA 30655

Phone #: 770-883-5541

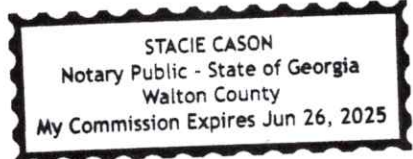
Print Name: George W. Baker, Jr.

Address: 237 Baker Street
Monroe, GA 30655

Phone #: 770-883-5551

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] 2/3/2022
Notary Public Date



Baker Group RE, LLC
George W. Baker, Jr., LLC
237 Baker Street
Monroe, GA 30655
Cell 770-883-5541

February 1, 2022

Ms. Charna Parker
Walton County Planning and Development
303 S. Hammond Dr., # 98
Monroe, GA 30655

RE: Rezone application 1687 Highway 78, Monroe, GA 30656

Dear Ms. Parker:

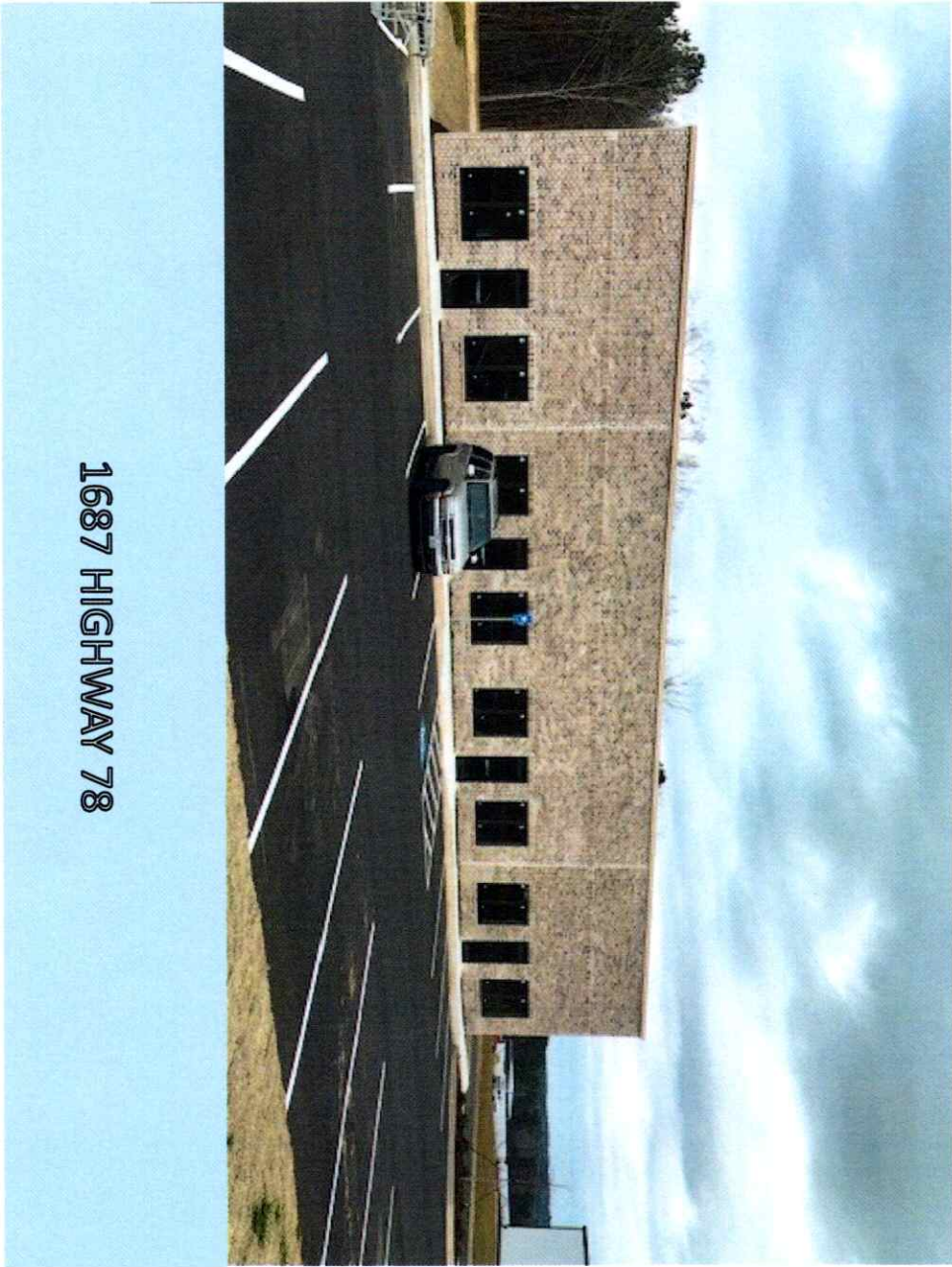
We respectfully ask that the above referenced property be rezoned to B3 from B2. This is for a business that performs high end after market modifications on trucks and cars as well as auto and diesel repair. The building is a very nice brand new 6,000 sf building with the front being all brick. The surrounding property is zoned B2 and would be very compatible with B3. There are numerous auto related sales and service businesses along Highway 78 and this would be in keeping with that.

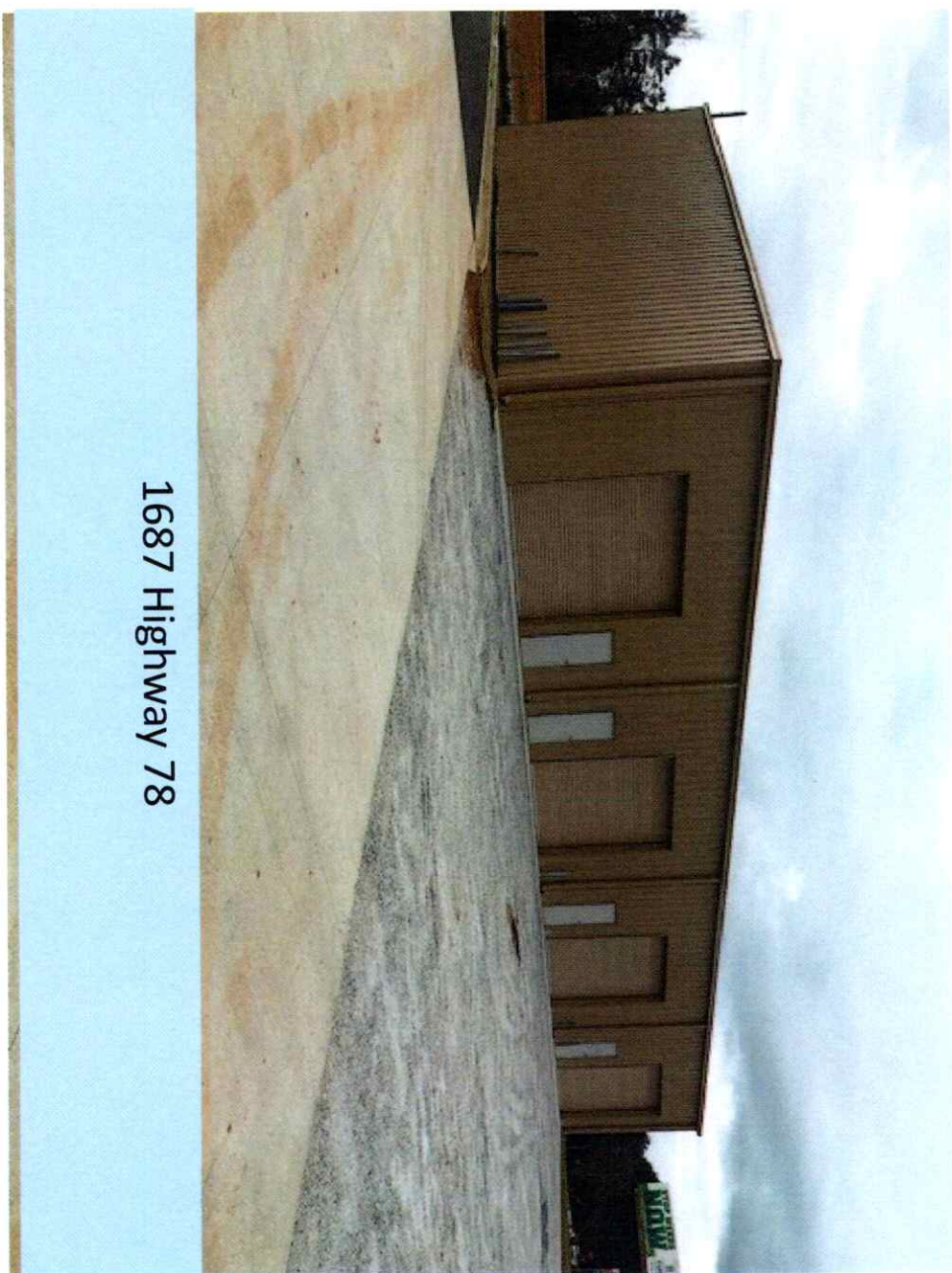
Please let me know if you need anything else.

Sincerely,



George W. Baker III
Cell 770-883-5541





1687 Highway 78

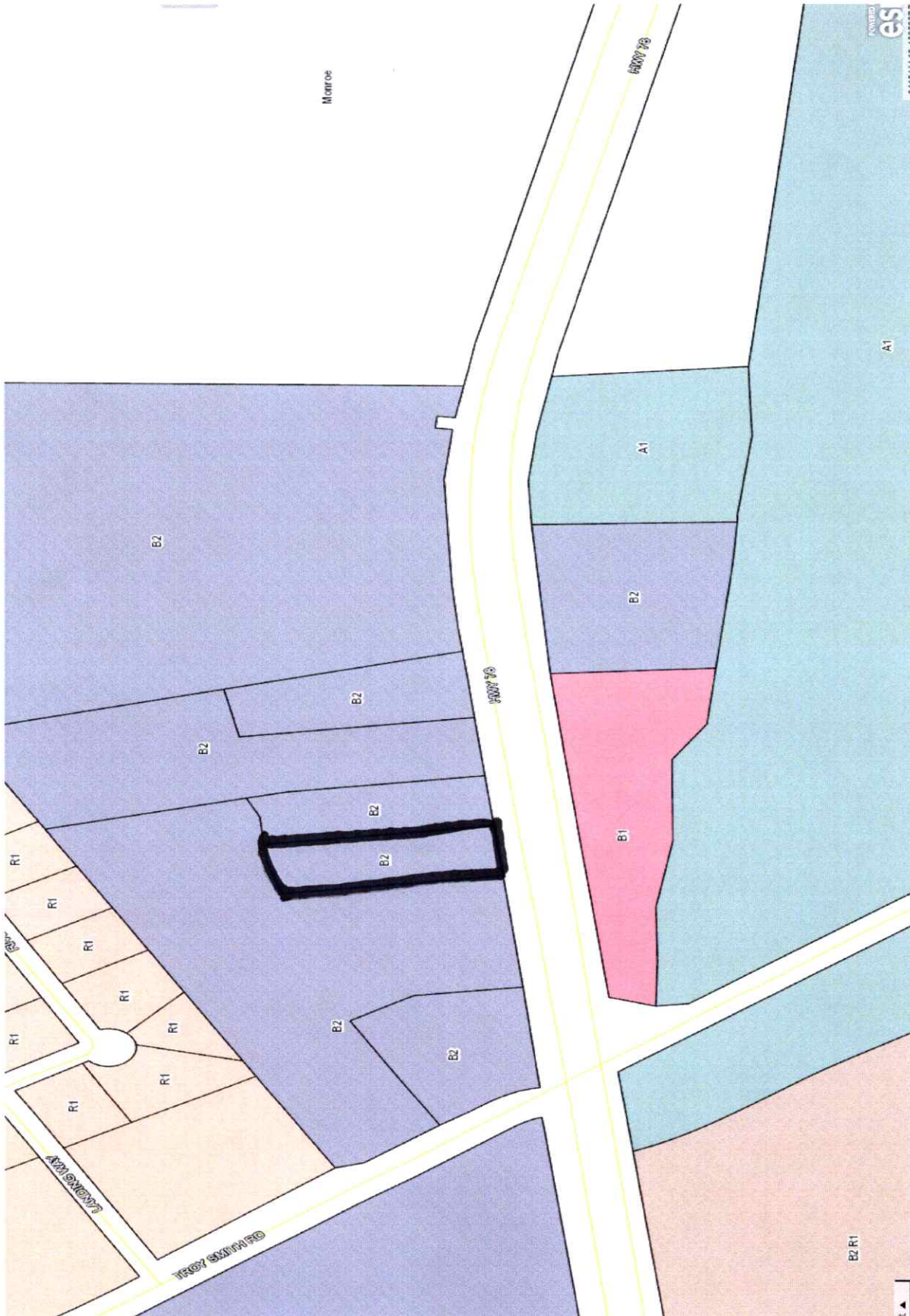
Z22020013 – 1687 Highway 78



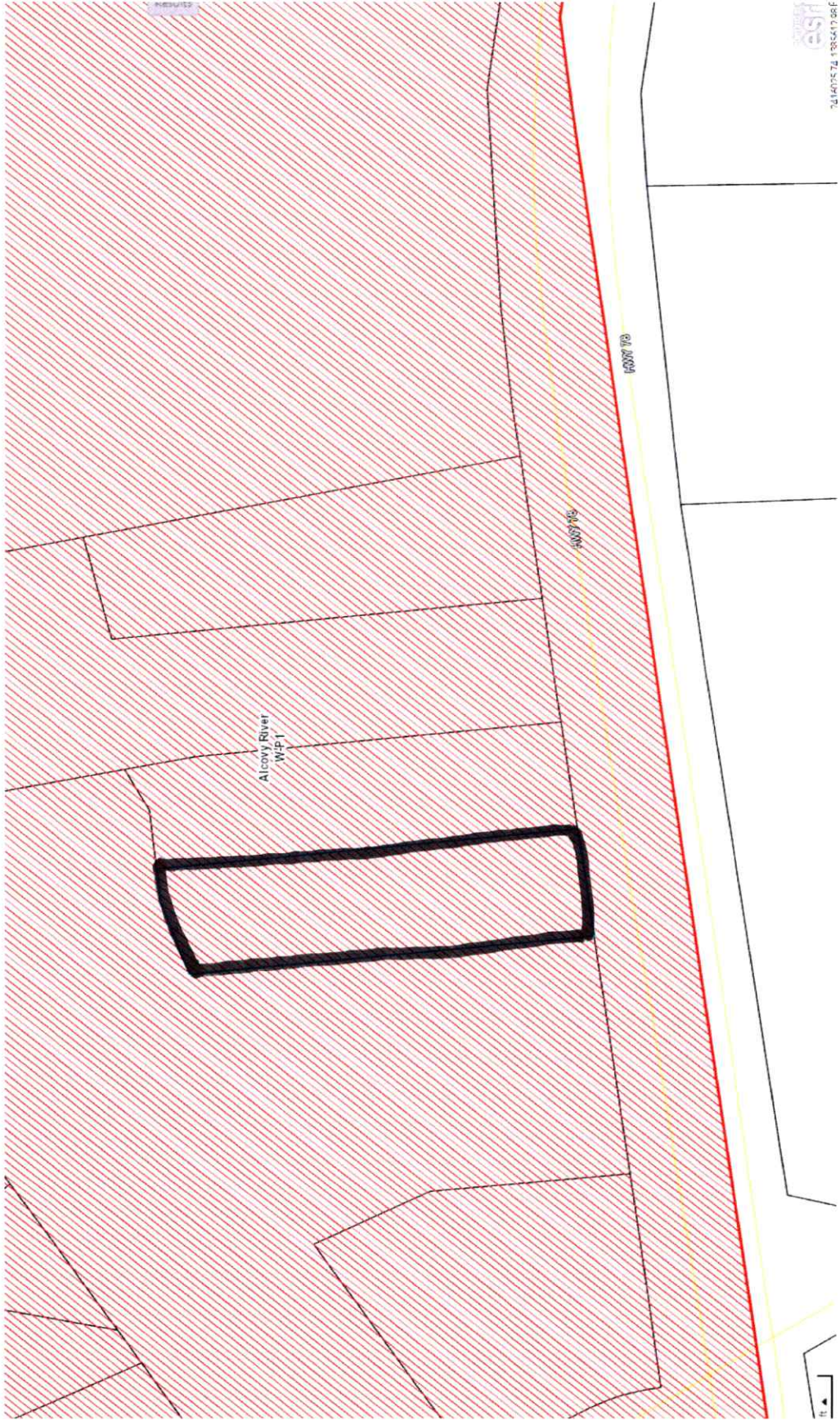
Z22020013 – 1687 Highway 78



Z22020013 – 1687 Highway 78



Z22020013 – 1687 Highway 78



Conditional Use CU22020004 Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C1390006C00 & 6A00

Acreage: 2.93 (C1390006C00)

Acreage: 2.00 (C1390006A00)

Applicant:
Gabel Holder
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Owner:
Holder Brother Timberframes LLC
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Property Location: Alcovy Mountain Road & 1980 Alcovy Mountain Road

Current Character Area: Suburban

Current Zoning: B2

Request: Conditional Use for Outside Storage

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
493110	Mini-warehouses and Self-Storage Units											P				P	P

Outside storage is permitted by conditional use only and must be completely enclosed with a screening fence or buffer.

Staff Comments/Concerns:

Site Analysis: The 4.93 acre tracts are located on Alcovy Mountain Road & 1980 Alcovy Mountain Road. The surrounding properties are zoned A1, A2, R2, and B2.

Zoning History: No History

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

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to install a Commercial Driveway and De-cell/A-cell Lane at the Ingress/Egress portion of Alcovy Mtn. Road.

Sheriffs' Department: Will have no impact to the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along Highway 11 and Alcovy Mountain Road. (static pressure: 90 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: No comment received.

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

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Conditional Use CU22020004 – Conditional Use for outside storage on 4.93 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on Alcovy Mountain Rd & 1980 Alcovy Mountain Rd-Maps/Parcels C1390006C00 & 6A00 – District 4.
And**
2. **Land Use Amendment LU22020005 and Rezone/Conditional Use ZCU22020006 – Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on 1970 Alcovy Mountain Rd-Map/Parcel C1390014 – District 4.
And**
3. **Land Use Amendment LU22020007 and Rezone/Conditional Use ZCU22020008 – Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres– Applicant: Rick Holder/Owner: James R Holder– Property located on 512 Hwy 11-Map/Parcel C1390022 – District 4.**

Brad Bettis made a motion to consider all 3 cases and hear them together with a second by Pete Myers. All members agreed.

Presentation: Gabel Holder represented the cases. He stated that these 3 cases are all going to basically be the same development. He and his father own a reclaim specialty wood business. This would be a spin-off of what the land is currently used for. He would like to do a mini warehouse self-storage and $\frac{3}{4}$ acre for outside storage. The 4.93 is already zoned B2 and they are just requesting the conditional use of this acreage for a contractor yard for tractors, bobcats and parking.

Brad Bettis verified the requirement for a Conditional Use is because there could be landscape equipment parked there. Brad also verified fence requirements for outside storage.

On Case #3 LU change and rezone from A2 to B2 – 2.50 acres has a current business. There is currently a saw mill but they no longer have a saw mill. They no longer saw logs. They want to continue the specialty wood business which will be in compliance with this zoning request. The B2 will also give them future options. The Rezone is simply to comply with what is there now. They are a specialty wood dealer and in the future when they are not around then they can rent it out. The property on Alcovy Mountain Road is zoned B2 but not for outside storage. On one side is the Great Walton Railroad where they store material. There is an Auto Repair business shop adjacent that is zoned B2. Right now the property on Highway 11 and 1970 Alcovy Mountain Road are in the Land Use Map Character Area of Village Center so they are asking it to be changed to Highway Corridor.

On Case #4 which is 512 Highway 11. This joins the other properties and will provide an entrance to the mini-warehouses. His dad owns this but he had surgery today and could not be present. His neighbors are also B2.

Brad Bettis verified that the 512 is an entrance and the 2nd entrance actually is for fire access only.

Speaking: None

Recommendation: Brad Bettis made a Motion to recommend approval with a second by Timothy Kemp. The motion carried unanimously.

Conditional Use Application # CU22020004

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390006A00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERFRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail: <u>GABEL@GEORGIA RECLAIMED.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-635-0646</u>	Phone # <u>678-635-0646</u>
Location <u>1980 ALCOVY MOUNTAIN ROAD</u>	Present Zoning <u>B2</u> Acreage <u>2.0</u>
Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>NONE</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: _____	
<u>ALLOW FOR OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY</u>	
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 <u>[Signature]</u>	Date <u>2/2/22</u> Fee Paid <u>\$300.00</u> <input checked="" type="checkbox"/>
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 <u>B2</u>	Surrounding Zoning: North <u>B2</u> South <u>A1</u>
Comprehensive Land Use: <u>Suburban</u>	East <u>B2/R2</u> West <u>A2</u>
Commission District: <u>4-Bradford</u>	Watershed: <u>Hard Labor Creek W-P2</u>

I hereby withdraw the above application _____ Date: _____

Walton County Planning and Development would suggest:

Before you apply for a **Conditional Use Permit** or a **Rezone** or a **Change of Occupancy** on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: , Date: 2/2/22

Standard Review Questions:

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

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
PROPOSED CONDITIONAL USE WILL NOT CREATE NOISE, DUST, VIBRATION, GLARE, ODOR, ELECTRICAL DISTURBANCES, ETC.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
PROPOSED CONDITIONAL USE WILL GENERATE NEGLIGIBLE ADDITIONAL TRAFFIC.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *YES - DEVELOPMENT PLANS WILL MEET ALL APPLICABLE ORDINANCES + OTHER REQUIREMENTS*
4. Public facilities and utilities are capable of adequately serving the proposed use. *PROPOSED CONDITIONAL USE WILL NOT SIGNIFICANTLY IMPACT PUBLIC FACILITIES OR UTILITIES.*
5. The proposed use will not adversely affect the level of property values or general character of the area.
PROPOSED CONDITIONAL USE WILL NOT AFFECT PROPERTY VALUES OR CHARACTER OF AREA

Letter of Intent

To whom it may concern,

We would like to rezone two existing tracts (1970 Alcovy Mountain Road and 512 Hwy 11) to B2 and recombine them with two adjoining tracts (1980 Alcovy Mountain Road and [no address] Alcovy Mountain Road] that are currently zoned B2 into two tracts per the included plan.

Proposed Tract 1 would comprise approximately 2.32 acres of land and three existing buildings as well as an existing cell tower. The existing buildings on this tract (#1-3) would be leased out for uses allowed under B2 zoning.

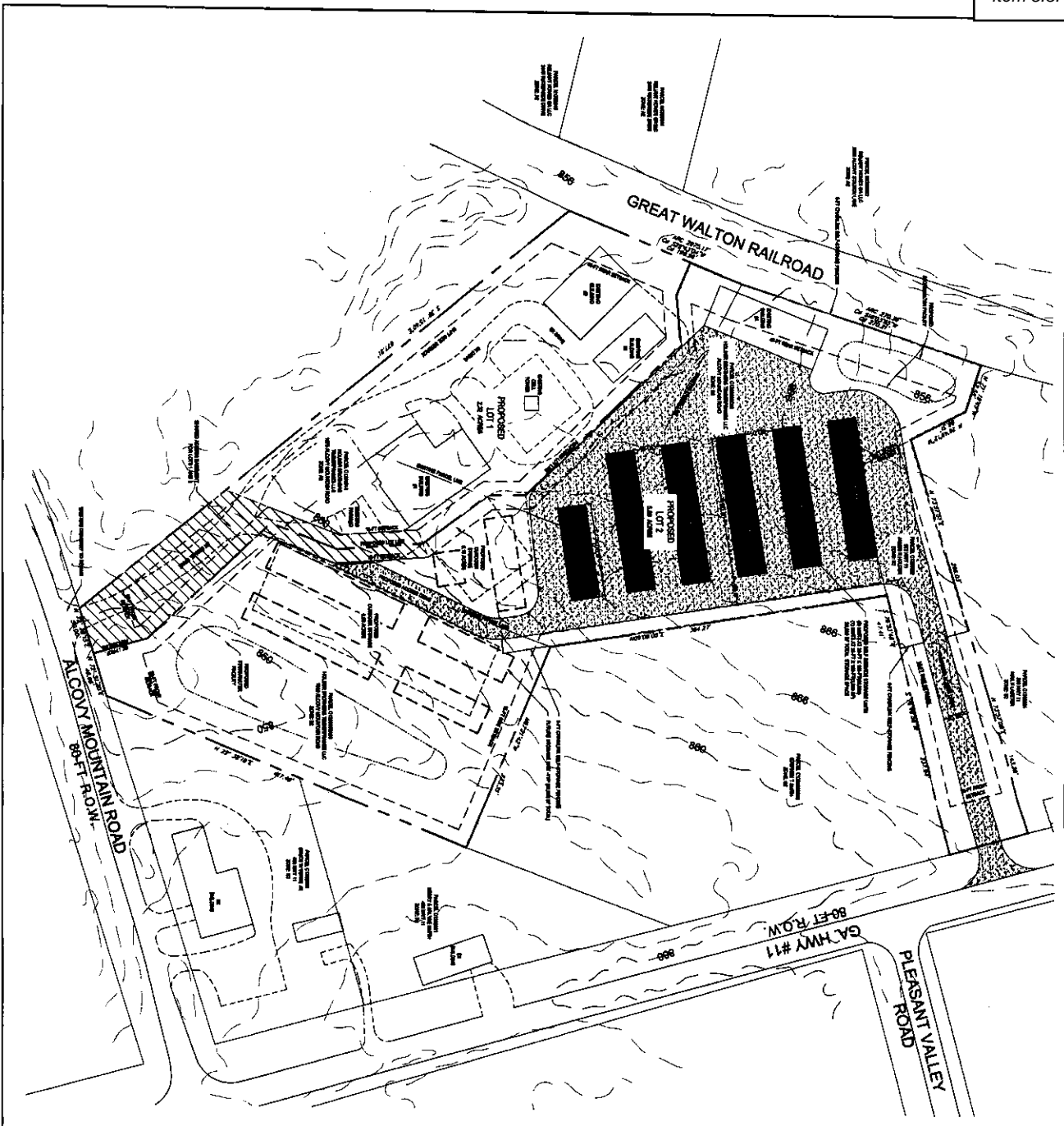
Our plan for Proposed Tract 2 is to build and operate a self storage business at that location. We intend to build approximately 25,000 square feet of storage units in the initial phase with potential future expansion of an additional +/- 20,000 square feet. We intend to use existing building #4 for covered boat, recreational vehicle, and other vehicle storage.

We are also asking for the conditional use for these tracts for outdoor storage for fenced contractor yards (approximately .65 acres total) for the purpose of storage of equipment, vehicles and materials.

Sincerely,



Gabel Holder
(managing member of Holder Brothers Timberframes, LLC - property owner)



ZONING DATA

ZONE #2 (GENERAL BUSINESS FRONTAGE)	RECORDED	PROPOSED
MINIMUM LOT FRONTAGE	60 FT	60 FT
MINIMUM FRONT SETBACK	5 FT	5 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT
MINIMUM LOT AREA	4000 SF	5,200 SQ FT
MINIMUM FLOOR AREA	4000 SF	4000 SF
MAXIMUM IMPERVIOUS AREA	75%	75%

NOTES:

GENERAL NOTES:

1. THIS PLAN IS THE PROPERTY OF PERRY PLANNING AND CONSULTANTS, INC. (PP&C). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
2. THE CLIENT HAS REPRESENTED THAT ALL INFORMATION PROVIDED TO PP&C IS TRUE AND ACCURATE.
3. PP&C HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND SURROUNDING AREAS.
4. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
5. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN OBTAINED.
6. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY UTILITIES HAVE BEEN IDENTIFIED AND DEEPLY MARKED.
7. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY RECORDS HAVE BEEN OBTAINED.
8. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY RECORDS HAVE BEEN OBTAINED.
9. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY RECORDS HAVE BEEN OBTAINED.
10. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY RECORDS HAVE BEEN OBTAINED.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS

811
Know what's below.
Call before you dig.

NOT FOR FINAL RECORDING

Scale: 1" = 40'

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS

PROJECT: REZONE PLAN
CLIENT: HOLDER BROTHERS TIMBERFRAMES LLC
DATE: 10/15/2024
SCALE: 1" = 40'

Conditional Use Application # CU 2202 0004

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390006C00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERTRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail: <u>GABEL@GEORGIA RECLAIMED.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-635-0646</u>	Phone # <u>678-635-0646</u>
Location <u>ALCOVY MOUNTAIN ROAD</u>	Present Zoning <u>B2</u> Acreage <u>2.93</u>
Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>1 EXISTING BUILDING TO REMAIN</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: _____	
<u>TO ALLOW FOR OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY.</u>	
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Signature <u>[Signature]</u>	Date <u>2/2/22</u> \$ <u>300.00</u> Fee Paid <input checked="" type="checkbox"/>
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 <u>B2</u>	Surrounding Zoning: North <u>B2</u> South <u>A2</u> East <u>A2</u> West <u>B2</u>
Comprehensive Land Use: <u>Suburban</u>	
Commission District: <u>4-Bradford</u>	Watershed: <u>Hard Labor Creek W P2</u>

I hereby withdraw the above application _____ Date: _____

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- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant:  Date: 2/2/22

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Gabel Holder
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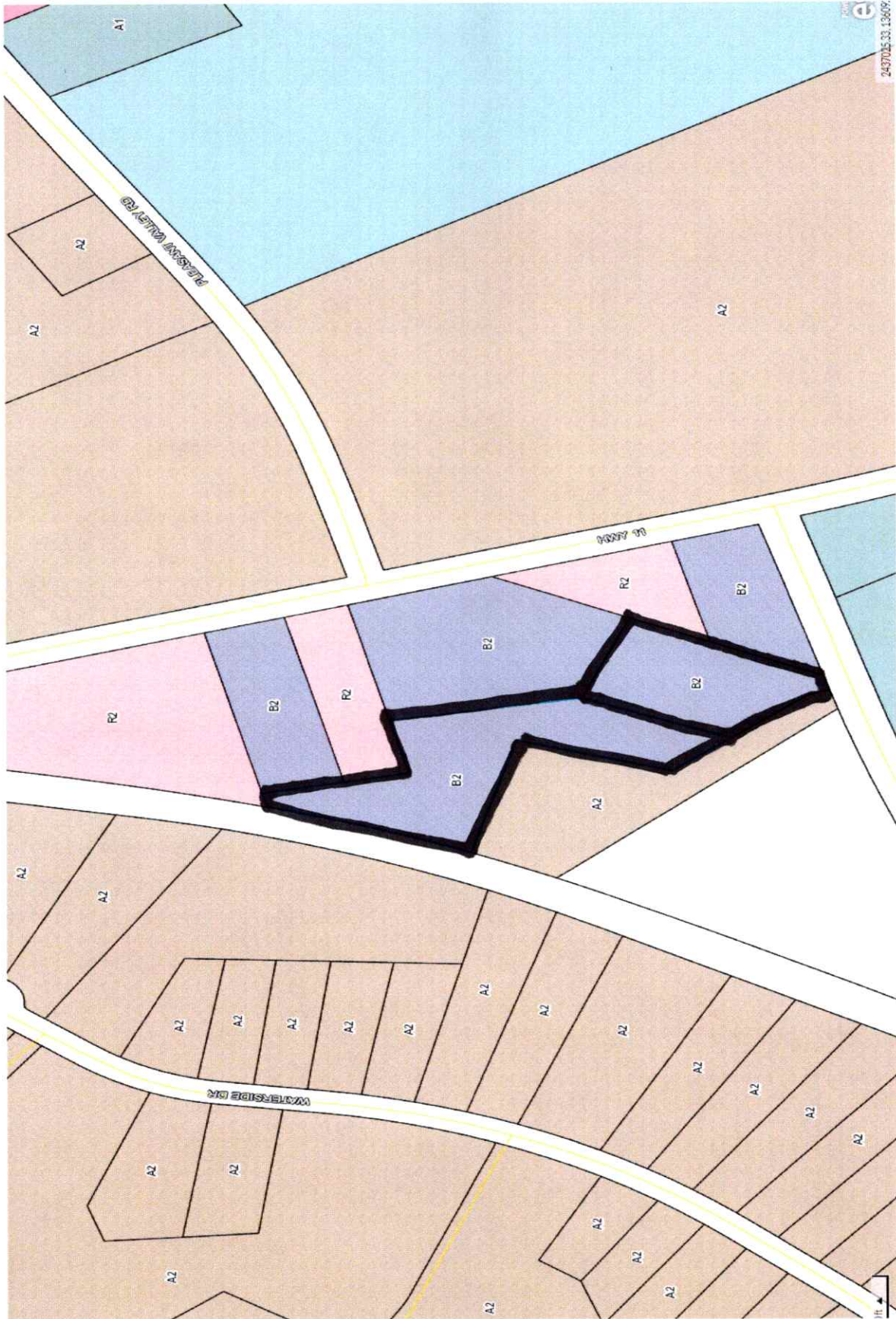
CU22020004 – Alcovy Mountain Road & 1980 Alcovy Mountain Road



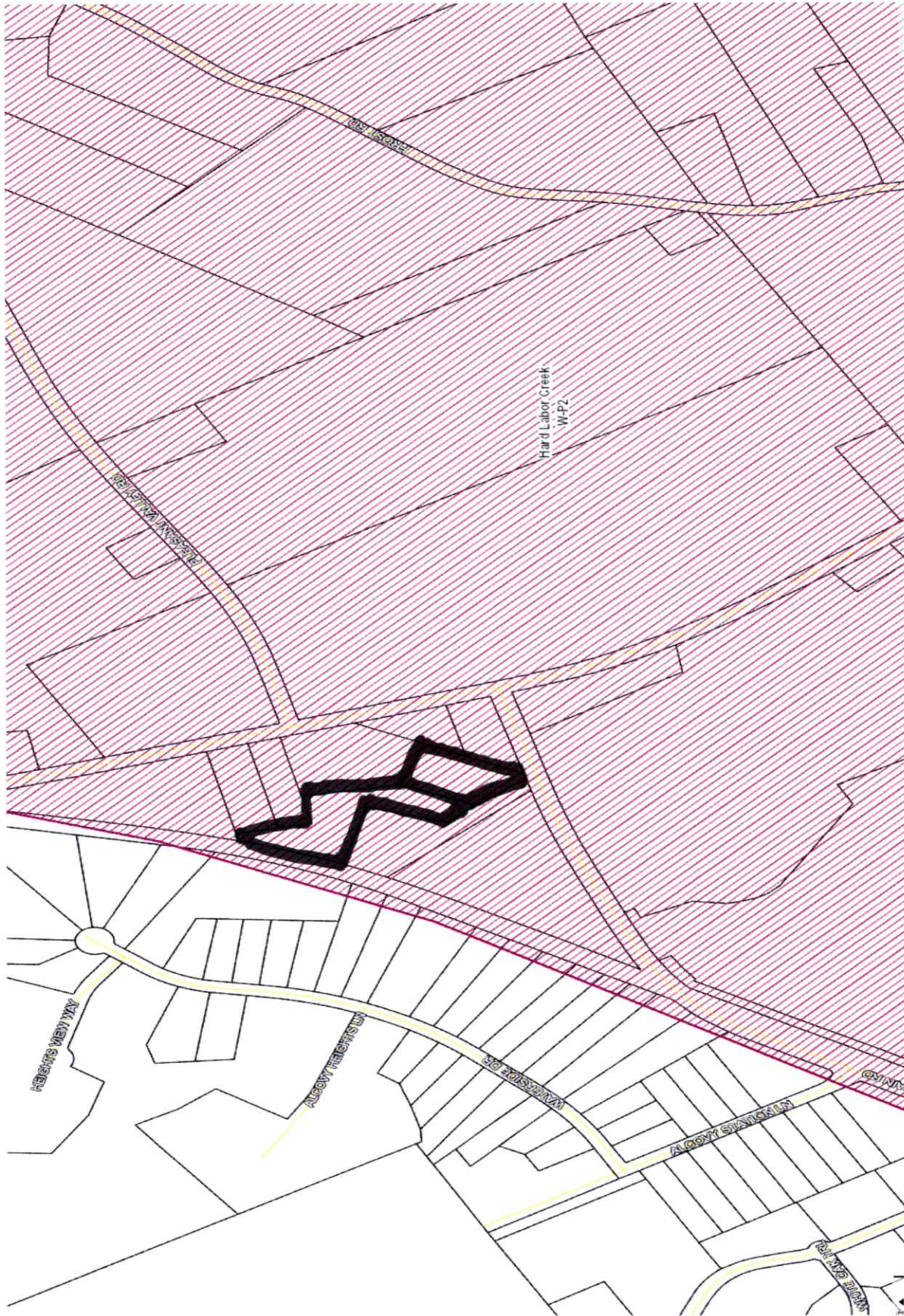
CU22020004 – Alcovy Mountain Road & 1980 Alcovy Mountain Road



CU22020004 – Alcovy Mountain Road & 1980 Alcovy Mountain Road



CU22020004 – Alcovy Mountain Road & 1980 Alcovy Mountain Road



Land Use Amendment/Rezone & Conditional Use LU22020005/ZCU22020006 Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C1390014

Acreage: 2.50

Applicant:
Gabel Holder
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Owner:
Holder Brother Timbertrames LLC
1980 Alcovy Mountain Rd
Monroe, Georgia 30655

Property Location: 1970 Alcovy Mountain Road

Current Character Area: Village Center

Current Zoning: A2

Request: Change Character Area from Village Center to Highway Corridor.
 Rezone from A2 to B2 for mini warehouses with Conditional Use for Outside Storage

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
493110	Mini-warehouses and Self-Storage Units											P				P	P

Outside storage is permitted by conditional use only and must be completely

enclosed with a screening fence or buffer.

Staff Comments/Concerns:

Site Analysis: The 2.50 acre tract is located on 1970 Alcovy Mountain Road. The surrounding properties are zoned A1, A2, and B2.

Zoning History: No History

Character Area: The character area for this property is Village Center.

Comments and Recommendations from various Agencies:

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

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

Water Authority: This area is served by an existing 8" diameter water main along on Alcovy Mountain Road. (static pressure: 90 psi, Estimated fire flow available: 1,100 gpm @ 20 psi.) No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: No comment received.

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

Development Inspector: No comment received.

DOT Comments: Will not require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Conditional Use CU22020004 – Conditional Use for outside storage on 4.93 acres– Applicant: Gabel Holder/Owner: Holder Brother Timberframes LLC– Property located on Alcovy Mountain Rd & 1980 Alcovy Mountain Rd-Maps/Parcels C1390006C00 & 6A00 – District 4.
And**
2. **Land Use Amendment LU22020005 and Rezone/Conditional Use ZCU22020006 – Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres– Applicant: Gabel Holder/Owner: Holder Brother Timberframes LLC– Property located on 1970 Alcovy Mountain Rd-Map/Parcel C1390014 – District 4.
And**
3. **Land Use Amendment LU22020007 and Rezone/Conditional Use ZCU22020008 – Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres– Applicant: Rick Holder/Owner: James R Holder– Property located on 512 Hwy 11-Map/Parcel C1390022 – District 4.**

Brad Bettis made a motion to consider all 3 cases and hear them together with a second by Pete Myers. All members agreed.

Presentation: Gabel Holder represented the cases. He stated that these 3 cases are all going to basically be the same development. He and his father own a reclaim specialty wood business. This would be a spin-off of what the land is currently used for. He would like to do a mini warehouse self-storage and $\frac{3}{4}$ acre for outside storage. The 4.93 is already zoned B2 and they are just requesting the conditional use of this acreage for a contractor yard for tractors, bobcats and parking.

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On Case #4 which is 512 Highway 11. This joins the other properties and will provide an entrance to the mini-warehouses. His dad owns this but he had surgery today and could not be present. His neighbors are also B2.

Brad Bettis verified that the 512 is an entrance and the 2nd entrance actually is for fire access only.

Speaking: None

Recommendation: Brad Bettis made a Motion to recommend approval with a second by Timothy Kemp. The motion carried unanimously.

Character Area Map Amendment

Application # LU 22020005

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390014

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERTRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
Phone # <u>678-635-0646</u>	Phone # <u>678-635-0646</u>

E-mail Address: GABEL@GEORGIARECLAIMED.COM

Location: 1970 ALCOVY MOUNTAIN ROAD Acreage 2.50

Existing Character Area: VILLAGE CENTER

Proposed Character Area: HIGHWAY CORRIDOR

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

Is the property located within a watershed protection overlay district? YES / HARD LABOR CREEK

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B2 Number of Lots: 1 Minimum Lot Size: 2.50

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 2/2/22 Fee Paid \$ 250.00

Conditional Use Application # CU 22020006

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390014

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERFRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail: <u>GABEL@GEORGIA RECLAIMED.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-635-0646</u>	Phone # <u>678-635-0646</u>
Location <u>1970 ALCOVY MOUNTAIN ROAD</u>	Present Zoning <u>A2</u> Acreage <u>2.5</u>
Existing Use of Property: <u>SAWMILL</u>	
Existing Structures: <u>3 BUILDINGS & CELL TOWER TO REMAIN</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: _____	
<u>TO ALLOW FOR OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY.</u>	
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 <u>[Signature]</u>	Date <u>2/2/22</u> Fee Paid <u>\$300.00</u> <input checked="" type="checkbox"/>
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 <u>A2</u>	Surrounding Zoning: North <u>A2</u> South <u>A1</u> East <u>B2</u> West <u>/</u>
Comprehensive Land Use: _____	
Commission District: <u>4-Bradford</u> Watershed: <u>Hard Labor Creek WP2</u>	

I hereby withdraw the above application _____ Date: _____

Standard Review Questions:

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

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
PROPOSED CONDITIONAL USE WILL NOT CREATE NOISE, DUST, VIBRATION, GLARE, ODOR, ELECTRICAL DISTURBANCES, ETC.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
PROPOSED CONDITIONAL USE WILL GENERATE NEGLIGIBLE ADDITIONAL TRAFFIC.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *YES - DEVELOPMENT PLANS WILL MEET ALL APPLICABLE ORDINANCES + OTHER REQUIREMENTS*
4. Public facilities and utilities are capable of adequately serving the proposed use. *PROPOSED CONDITIONAL USE WILL NOT SIGNIFICANTLY IMPACT PUBLIC FACILITIES OR UTILITIES.*
5. The proposed use will not adversely affect the level of property values or general character of the area.
PROPOSED CONDITIONAL USE WILL NOT AFFECT PROPERTY VALUES OR CHARACTER OF AREA

Rezone Application # ZCU22020006 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C1390014

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>GABEL HOLDER</u>	<u>HOLDER BROTHER TIMBERTRAMES LLC</u>
<u>1980 ALCOVY MOUNTAIN ROAD</u>	<u>1980 ALCOVY MOUNTAIN ROAD</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>

E-mail address GABEL@GEORGIARECLAIMED.COM (If more than one owner, attach Exhibit "A")

Phone # 678-635-0646 Phone # 678-635-0646

Location: 1970 ALCOVY MOUNTAIN RD Requested Zoning B2 Acreage 2.5

Existing Use of Property: SAWMILL

Existing Structures: 3 BUILDINGS & CELL TOWER TO REMAIN

The purpose of this rezone is _____
REZONE FROM A2-B2 TO ALLOW FOR A MINI-WAREHOUSES / SELF STORAGE UNITS

Property is serviced by the following:

Public Water: YES Provider: WALTON COUNTY WATER AUTHORITY Well: _____

Public Sewer: NO Provider: _____ Septic Tank: X

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

Signature [Signature] Date 2/2/22 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 A1
East B2 West /

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

Commission District: 4-Bradford Watershed: Hard Labor Creek W-P2 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;

• RAILROAD YARD / STORAGE OF RAIL CARS & EQUIPMENT
• VACANT B2
• B2 - AUTO MECHANIC & HVAC CONTRACTOR
• R2

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

CURRENT ZONING IS A2 W/ CONDITIONAL USE (SAWMILL)
& SIGNIFICANTLY DIMINISHES PROPERTY VALUE

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;

THE PUBLIC WOULD BENEFIT FROM A REZONE
BY REMOVING SAWMILL USE & ALLOWING FOR
DEVELOPMENT OF PROPERTY FOR B2 ZONING

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

THIS PROPERTY IS WELL SUITED FOR THE PROPOSED 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

Walton County Planning and Development would suggest:

Before you apply for a *Conditional Use Permit* or a *Rezone* or a *Change of Occupancy* on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

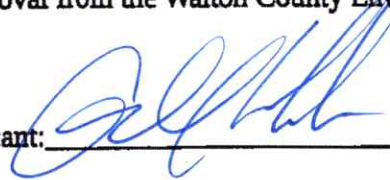
- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: , Date: 2/2/22

Letter of Intent

To whom it may concern,

We would like to rezone two existing tracts (1970 Alcovy Mountain Road and 512 Hwy 11) to B2 and recombine them with two adjoining tracts (1980 Alcovy Mountain Road and [no address] Alcovy Mountain Road] that are currently zoned B2 into two tracts per the included plan.

Proposed Tract 1 would comprise approximately 2.32 acres of land and three existing buildings as well as an existing cell tower. The existing buildings on this tract (#1-3) would be leased out for uses allowed under B2 zoning.

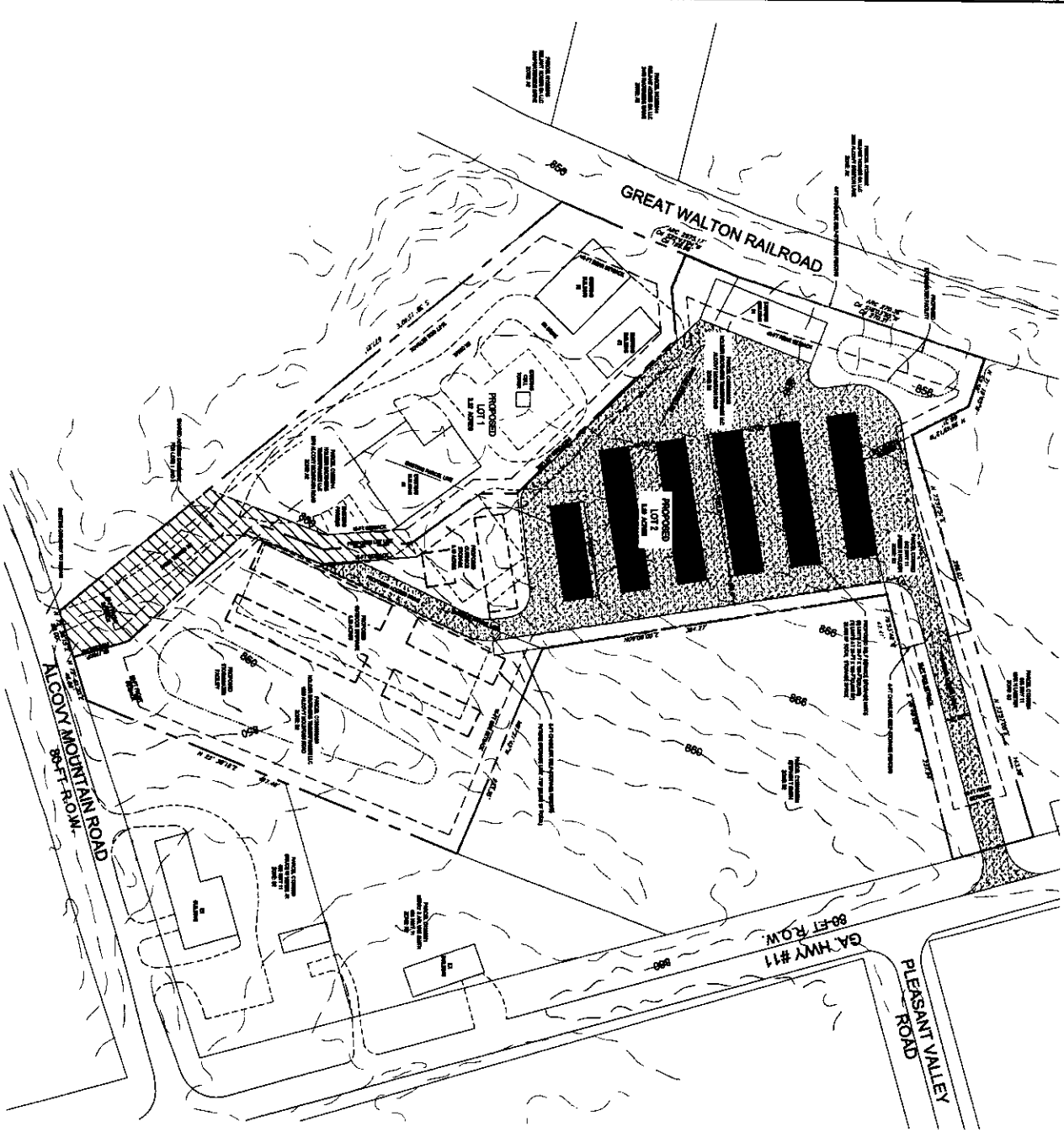
Our plan for Proposed Tract 2 is to build and operate a self storage business at that location. We intend to build approximately 25,000 square feet of storage units in the initial phase with potential future expansion of an additional +/- 20,000 square feet. We intend to use existing building #4 for covered boat, recreational vehicle, and other vehicle storage.

We are also asking for the conditional use for these tracts for outdoor storage for fenced contractor yards (approximately .65 acres total) for the purpose of storage of equipment, vehicles and materials.

Sincerely,



Gabel Holder
(managing member of Holder Brothers Timberframes, LLC - property owner)



ZONING DATA			
PROPOSED ZONING	EXISTING ZONING	PERMITTED USES	REQUIREMENTS
RESIDENTIAL LOT FRONTAGE	RESIDENTIAL LOT FRONTAGE	RESIDENTIAL	MINIMUM FRONT SETBACK
RESIDENTIAL FRONT SETBACK	RESIDENTIAL FRONT SETBACK	RESIDENTIAL	MINIMUM FRONT SETBACK
RESIDENTIAL SIDE SETBACK	RESIDENTIAL SIDE SETBACK	RESIDENTIAL	MINIMUM SIDE SETBACK
RESIDENTIAL REAR SETBACK	RESIDENTIAL REAR SETBACK	RESIDENTIAL	MINIMUM REAR SETBACK
MINIMUM LOT AREA	MINIMUM LOT AREA	RESIDENTIAL	MINIMUM LOT AREA
MINIMUM FLOOR AREA	MINIMUM FLOOR AREA	RESIDENTIAL	MINIMUM FLOOR AREA
MINIMUM IMPERVIOUS AREAS	MINIMUM IMPERVIOUS AREAS	RESIDENTIAL	MINIMUM IMPERVIOUS AREAS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

811

NOT FOR FINAL RECORDING

Scale: 1" = 20'

North Arrow

NO.	DATE	DESCRIPTION
1	10/20/2023	PRELIMINARY
2	11/15/2023	REVISED
3	12/01/2023	REVISED
4	01/15/2024	REVISED
5	02/01/2024	REVISED
6	03/01/2024	REVISED
7	04/01/2024	REVISED
8	05/01/2024	REVISED
9	06/01/2024	REVISED
10	07/01/2024	REVISED
11	08/01/2024	REVISED
12	09/01/2024	REVISED
13	10/01/2024	REVISED
14	11/01/2024	REVISED
15	12/01/2024	REVISED
16	01/01/2025	REVISED
17	02/01/2025	REVISED
18	03/01/2025	REVISED
19	04/01/2025	REVISED
20	05/01/2025	REVISED
21	06/01/2025	REVISED
22	07/01/2025	REVISED
23	08/01/2025	REVISED
24	09/01/2025	REVISED
25	10/01/2025	REVISED
26	11/01/2025	REVISED
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28	01/01/2026	REVISED
29	02/01/2026	REVISED
30	03/01/2026	REVISED
31	04/01/2026	REVISED
32	05/01/2026	REVISED
33	06/01/2026	REVISED
34	07/01/2026	REVISED
35	08/01/2026	REVISED
36	09/01/2026	REVISED
37	10/01/2026	REVISED
38	11/01/2026	REVISED
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86	11/01/2030	REVISED
87	12/01/2030	REVISED
88	01/01/2031	REVISED
89	02/01/2031	REVISED
90	03/01/2031	REVISED
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92	05/01/2031	REVISED
93	06/01/2031	REVISED
94	07/01/2031	REVISED
95	08/01/2031	REVISED
96	09/01/2031	REVISED
97	10/01/2031	REVISED
98	11/01/2031	REVISED
99	12/01/2031	REVISED
100	01/01/2032	REVISED

HOLDER BROTHERS TIMBERFRAMES LLC
MONROE, GA 30655



PERRY PLANNING
PERRYPLAN.COM 706.850.7671
12700 WOODHURST RD • SUITE 200 • DUBLIN, GA 31006

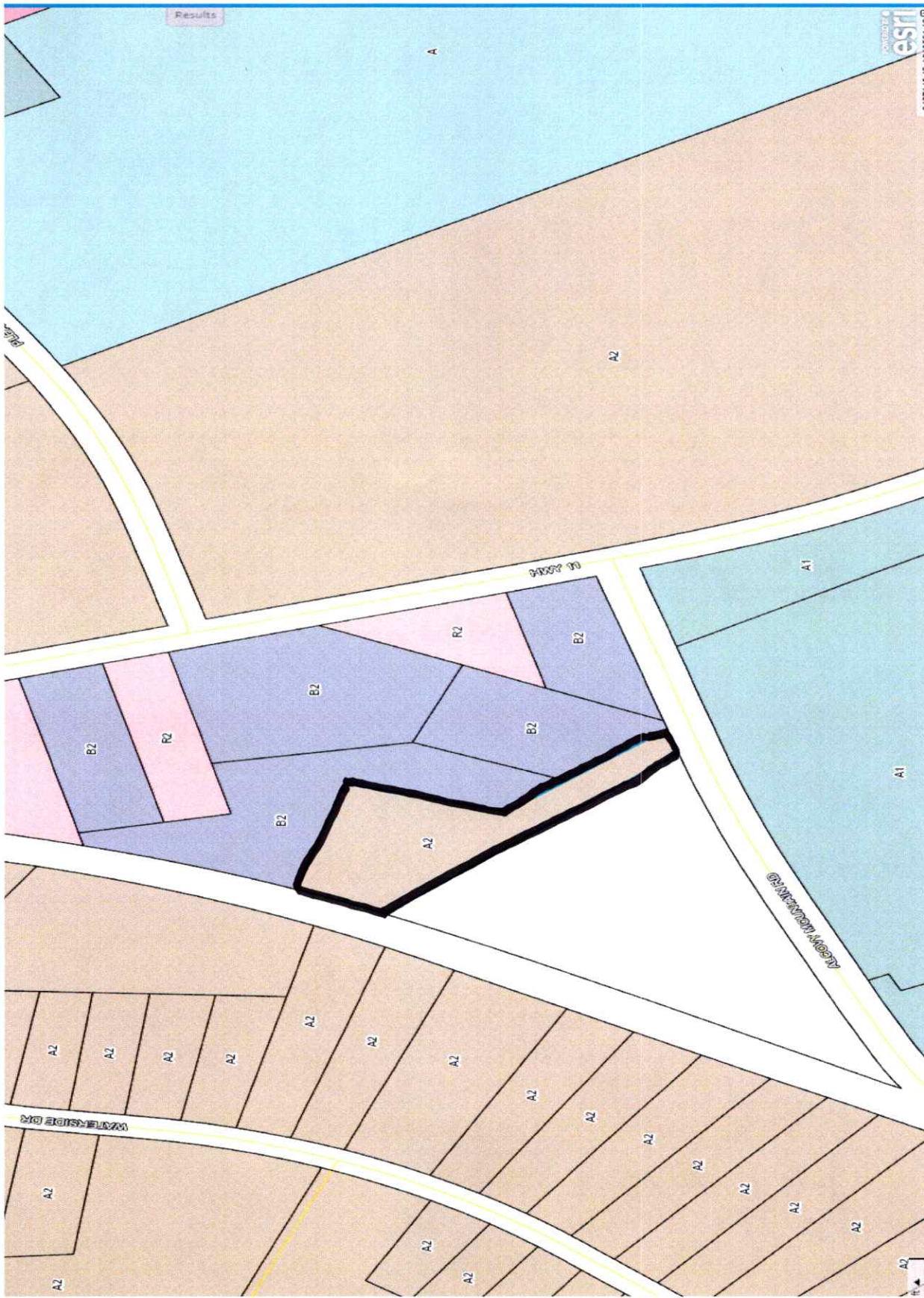
LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



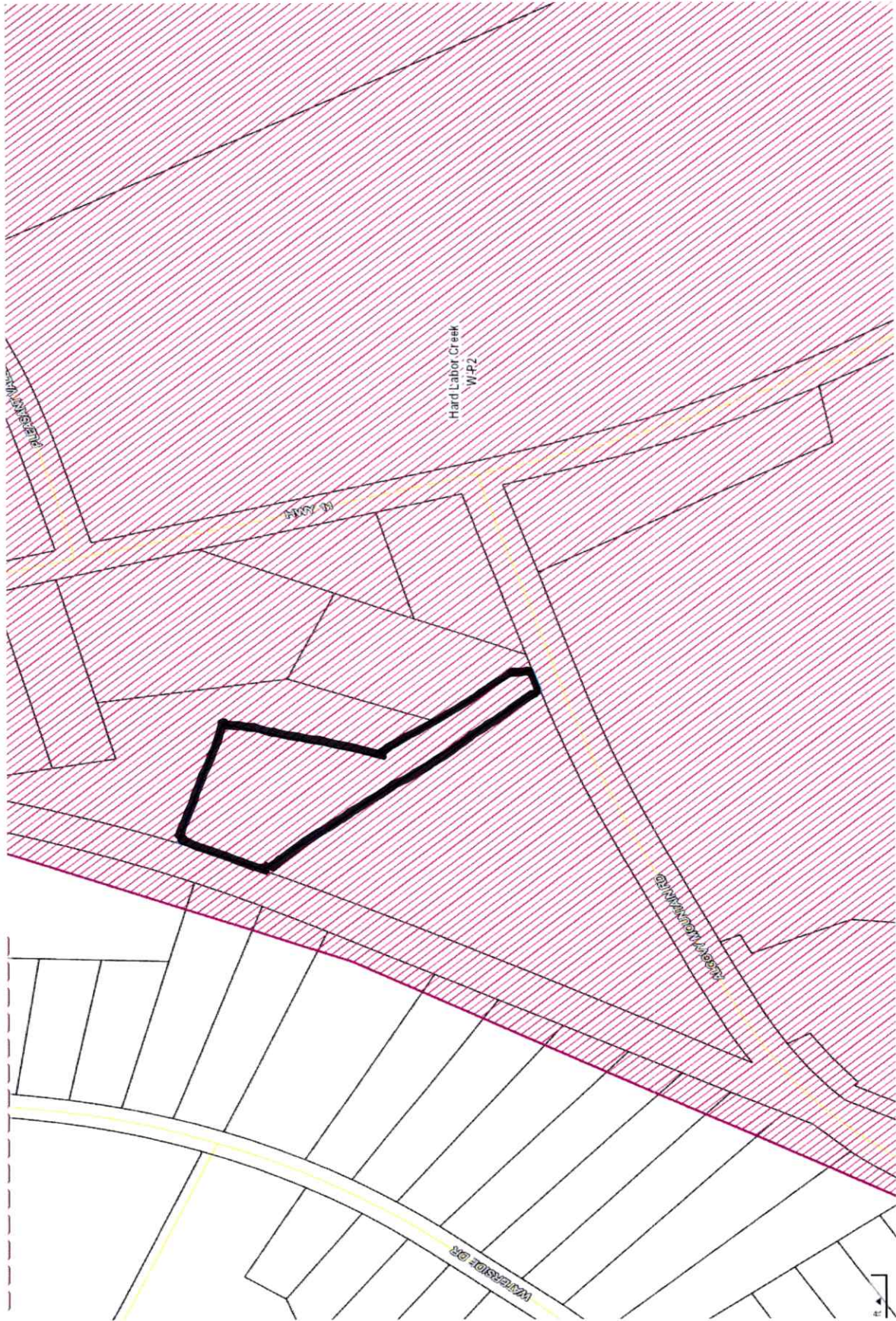
LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



LU22020005/ZCU22020006 – 1970 Alcovy Mountain Road



Land Use Amendment/Rezone & Conditional Use LU22020007/ZCU22020008 Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C1390022

Acreage: 0.78

Applicant:
Rick Holder
120 2nd Street, Suite 101
Monroe, Georgia 30655

Owner:
James R Holder
120 2nd Street, Suite 101
Monroe, Georgia 30655

Property Location: 512 Highway 11

Current Character Area: Village Center

Current Zoning: R2

Request: Change Character Area from Village Center to Highway Corridor.
Rezone from R2 to B2 for mini warehouses with Conditional Use for Outside Storage

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
493110	Mini-warehouses and Self-Storage Units											P				P	P

Outside storage is permitted by conditional use only and must be completely

enclosed with a screening fence or buffer.

Staff Comments/Concerns:

Site Analysis: The 0.78 acre tract is located on 512 Highway 11. The surrounding properties are zoned A2 and B2.

Zoning History: No History

Character Area: The character area for this property is Village Center.

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: Will have no effect on the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 8" diameter water main along on Highway 11. (static pressure: 85 psi, Estimated fire flow available: 1,000 gpm @ 20 psi). No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: No comment received.

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

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. **Conditional Use CU22020004 – Conditional Use for outside storage on 4.93 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on Alcovy Mountain Rd & 1980 Alcovy Mountain Rd-Maps/Parcels C1390006C00 & 6A00 – District 4.
And**
2. **Land Use Amendment LU22020005 and Rezone/Conditional Use ZCU22020006 – Change from Village Center to Highway Corridor/Rezone from A2 to B2 for mini warehouses with outside storage on 2.50 acres– Applicant: Gabel Holder/Owner: Holder Brother Timbertrames LLC– Property located on 1970 Alcovy Mountain Rd-Map/Parcel C1390014 – District 4.
And**
3. **Land Use Amendment LU22020007 and Rezone/Conditional Use ZCU22020008 – Change from Village Center to Highway Corridor/Rezone from R2 to B2 for mini warehouses with outside storage on 0.78 acres– Applicant: Rick Holder/Owner: James R Holder– Property located on 512 Hwy 11-Map/Parcel C1390022 – District 4.**

Brad Bettis made a motion to consider all 3 cases and hear them together with a second by Pete Myers. All members agreed.

Presentation: Gabel Holder represented the cases. He stated that these 3 cases are all going to basically be the same development. He and his father own a reclaim specialty wood business. This would be a spin-off of what the land is currently used for. He would like to do a mini warehouse self-storage and $\frac{3}{4}$ acre for outside storage. The 4.93 is already zoned B2 and they are just requesting the conditional use of this acreage for a contractor yard for tractors, bobcats and parking.

Brad Bettis verified the requirement for a Conditional Use is because there could be landscape equipment parked there. Brad also verified fence requirements for outside storage.

On Case #3 LU change and rezone from A2 to B2 – 2.50 acres has a current business. There is currently a saw mill but they no longer have a saw mill. They no longer saw logs. They want to continue the specialty wood business which will be in compliance with this zoning request. The B2 will also give them future options. The Rezone is simply to comply with what is there now. They are a specialty wood dealer and in the future when they are not around then they can rent it out. The property on Alcovy Mountain Road is zoned B2 but not for outside storage. On one side is the Great Walton Railroad where they store material. There is an Auto Repair business shop adjacent that is zoned B2. Right now the property on Highway 11 and 1970 Alcovy Mountain Road are in the Land Use Map Character Area of Village Center so they are asking it to be changed to Highway Corridor.

On Case #4 which is 512 Highway 11. This joins the other properties and will provide an entrance to the mini-warehouses. His dad owns this but he had surgery today and could not be present. His neighbors are also B2.

Brad Bettis verified that the 512 is an entrance and the 2nd entrance actually is for fire access only.

Speaking: None

Recommendation: Brad Bettis made a Motion to recommend approval with a second by Timothy Kemp. The motion carried unanimously.

Character Area Map Amendment

Application # LU 22020007

Planning Comm. Meeting Date 3-3-22 at 6:00PM held at **WC Board of Comm. Meeting Room**
 Board of Comm. Meeting Date 4-5-22 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 C1390022

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>RICK HOLDER</u>	<u>JAMES R HOLDER</u>
<u>120 2ND STREET STE 101</u>	<u>120 2ND STREET STE 101</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
	(If more than one owner, attach Exhibit "A")
Phone # <u>678-246-9185</u>	Phone # <u>678-246-9185</u>

E-mail Address: J. RICKHOLDER@GMAIL.COM

Location: 512 HWY 11 Acreage 0.78

Existing Character Area: VILLAGE CENTER

Proposed Character Area: HIGHWAY CORRIDOR

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

Is the property located within a watershed protection overlay district? YES / HARD LABOR CREEK

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B2 Number of Lots: 1 Minimum Lot Size: .78

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 Feb 2 2022 Fee Paid \$ 250.00

Rezone Application # ZCU 22020008
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Map/Parcel C1390022

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>RICK HOLDER</u>	<u>JAMES R HOLDER</u>
<u>120 2ND STREET STE 101</u>	<u>120 2ND STREET STE 101</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail address: <u>J. RICKHOLDER@GMAIL.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-246-9185</u>	Phone # <u>678-246-9185</u>
Location: <u>512 HWY 11</u>	Requested Zoning <u>B2</u> Acreage <u>0.78</u>

Existing Use of Property: VACANT
Existing Structures: NONE
The purpose of this rezone is REZONE FROM R2-B2 TO ALLOW FOR MINI-WAREHOUSES / SELF STORAGE UNITS

Property is serviced by the following:
Public Water: YES Provider: WALTON COUNTY WATER DEPARTMENT Well: _____
Public Sewer: NO 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 [Handwritten Signature] Date Feb 2 2022 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 R2 Surrounding Zoning: North B2 South A2
East B2 West B2
Comprehensive Land Use: _____ **DRI Required?** Y _____ N —
Commission District: 4-Bradford Watershed: Hard Labor Creek TMP —
W-P2

I hereby withdraw the above application _____ Date _____

Conditional Use Application # CU22020008

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C1390022

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>RICK HOLDER</u>	<u>JAMES R HOLDER</u>
<u>120 2ND STREET STE 101</u>	<u>120 2ND STREET STE 101</u>
<u>MONROE GA 30655</u>	<u>MONROE GA 30655</u>
E-mail: <u>J. RICKHOLDER@GMAIL.COM</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-246-9185</u>	Phone # <u>678-246-9185</u>
Location <u>512 HWY 11</u>	Present Zoning <u>R2</u> Acreage <u>0.78</u>
Existing Use of Property: <u>VACANT</u>	
Existing Structures: <u>NONE</u>	
Property is serviced by:	
Public Water: <input checked="" type="checkbox"/> Provider: <u>Walton County Water Department</u> Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: _____	
The purpose of this conditional use is: _____	
<u>TO ALLOW FOR OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY.</u>	
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 <u>[Signature]</u>	Date <u>Feb 2 2022</u> Fee Paid <u>300.00</u>
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 <u>R2</u>	Surrounding Zoning: North <u>B2</u> South <u>A3</u> East <u>B2</u> West <u>B2</u>
Comprehensive Land Use: _____	
Commission District: <u>4-Bradford</u>	Watershed: <u>Hard Labor Creek WPA</u>

I hereby withdraw the above application _____ Date: _____

Walton County Planning and Development would suggest:

Before you apply for a **Conditional Use Permit** or a **Rezone** or a **Change of Occupancy** on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

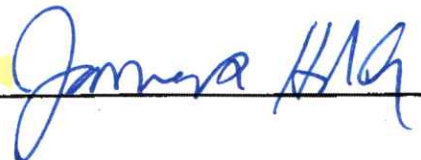
- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: , Date: Feb 2 2022

Standard Review Questions:

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

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.
PROPOSED CONDITIONAL USE WILL NOT CREATE NOISE, DUST, VIBRATION, GLARE, ODOR, ELECTRICAL DISTURBANCES, ETC.
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.
PROPOSED CONDITIONAL USE WILL GENERATE NEGLIGIBLE ADDITIONAL TRAFFIC.
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *YES - DEVELOPMENT PLANS WILL MEET ALL APPLICABLE ORDINANCES + OTHER REQUIREMENTS*
4. Public facilities and utilities are capable of adequately serving the proposed use. *PROPOSED CONDITIONAL USE WILL NOT SIGNIFICANTLY IMPACT PUBLIC FACILITIES OR UTILITIES.*
5. The proposed use will not adversely affect the level of property values or general character of the area.
PROPOSED CONDITIONAL USE WILL NOT AFFECT PROPERTY VALUES OR CHARACTER OF AREA

Disclosure of Campaign Contributions

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

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

_____ yes no

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

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

This disclosure must be filed when the application is submitted.

James R. Hill *Feb 2 2022*

Signature of Applicant/Date

Check one: Owner Agent _____

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

Provide written documentation addressing each of the standards listed below:

- 1. Existing uses and zoning of nearby property;

B2 ON ALL SIDES

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

THIS PROPERTY IS SPLIT-ZONED CURRENTLY (R2 & B2).
IT IS NOT PRACTICAL TO BUILD A HOME ON THE FRONT
HALE OF THIS SMALL PROPERTY SURROUNDED BY B2 LAND.
NOR DO I HAVE ANY INTEREST IN BUILDING A RENTAL
DUPLEX.

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

THERE IS NO GAIN TO THE PUBLIC BY DENYING
THIS REQUEST FOR A REZONE.

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

NO GAIN TO PUBLIC TO DENY

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

THE PROPERTY IS SUITABLE BY LOCATION
(ON A STATE HWY) AND BECAUSE ALL
SURROUNDING PROPERTY IS B2

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

PROPERTY HAS BEEN VACANT FOR 20+
YEARS.

Letter of Intent

To whom it may concern,

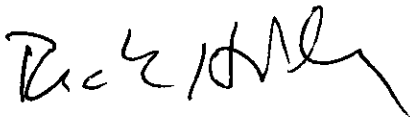
I would like to rezone this tract to B2 and recombine it with three adjoining tracts (1970 Alcovy Mountain Road, 1980 Alcovy Mountain Road and [no address] Alcovy Mountain Road] into two tracts per the included plan.

Proposed Tract 1 would comprise approximately 2.32 acres of land and three existing buildings as well as an existing cell tower. The existing buildings on this tract (#1-3) would be leased out for uses allowed under B2 zoning.

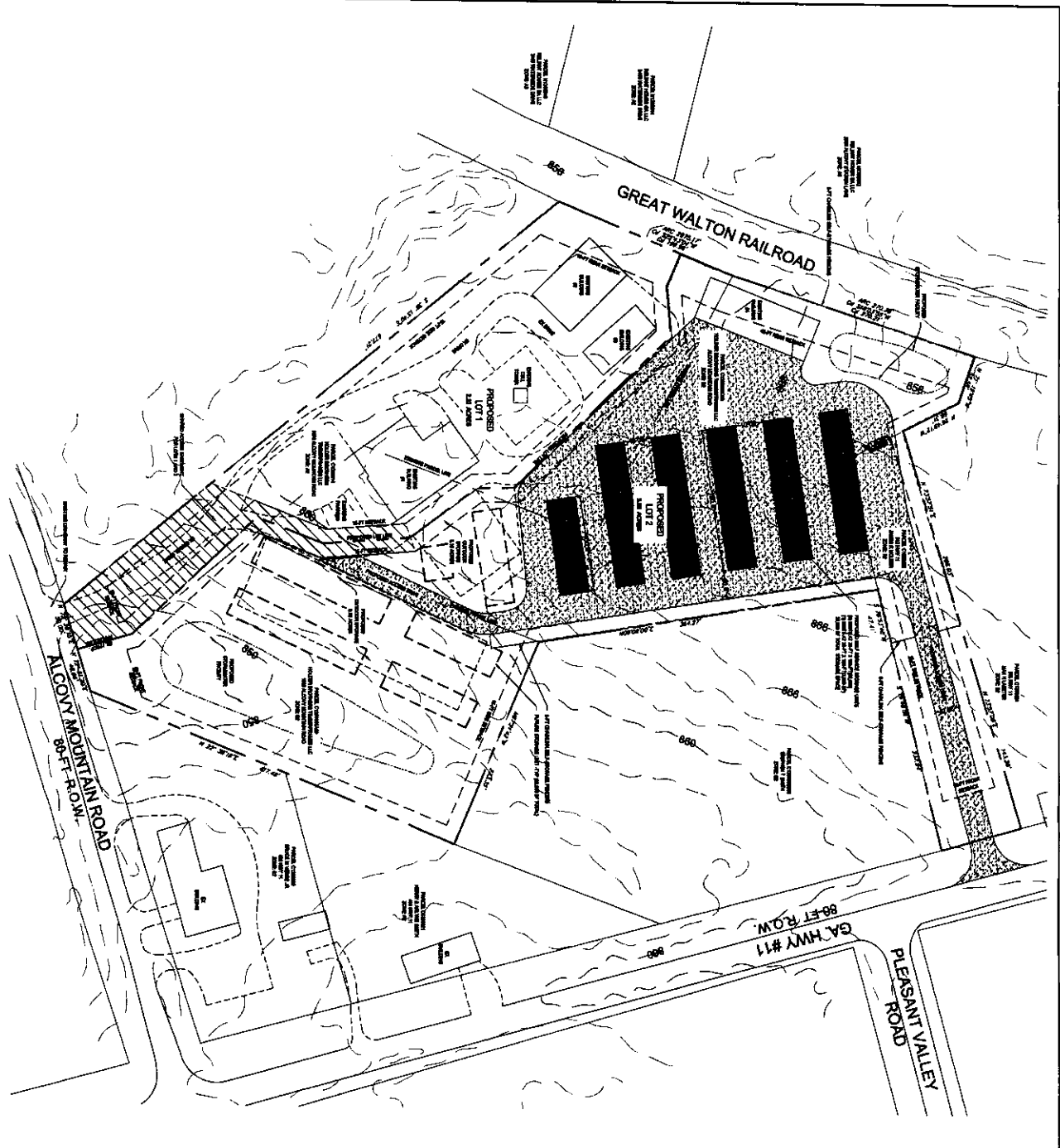
Our plan for Proposed Tract 2 is to build and operate a self storage business at that location. We intend to build approximately 25,000 square feet of storage units in the initial phase with potential future expansion of an additional +/- 20,000 square feet. We intend to use existing building #4 for covered boat, recreational vehicle, and other vehicle storage.

We are also asking for the conditional use for these tracts for outdoor storage for fenced contractor yards (approximately .65 acres total) for the purpose of storage of equipment, vehicles and materials.

Sincerely,



Rick Holder
(property owner)



ZONING DATA	
APPLICABLE ZONING	UNZONED
MINIMUM LOT FRONTAGE	164 FT
MINIMUM LOT DEPTH	164 FT
MINIMUM FRONT SETBACK	16 FT
MINIMUM SIDE SETBACK	16 FT
MINIMUM REAR SETBACK	16 FT
MINIMUM LOT AREA	26,880 SQ FT
MINIMUM FLOOR AREA	10,000 SQ FT
MINIMUM IMPERVIOUS AREA	2,000 SQ FT

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE SHOWN.

2. THE PROPOSED LOTS ARE SHOWN AS UNZONED. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.

3. THE PROPOSED LOTS ARE SHOWN AS UNZONED. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.

4. THE PROPOSED LOTS ARE SHOWN AS UNZONED. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.

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10. THE PROPOSED LOTS ARE SHOWN AS UNZONED. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.

811
Know what's below.
Call before you dig.

NOT FOR FINAL RECORDS

Scale: 1" = 80'

North Arrow

	PERRY PLANNING PERRYPLAN.COM 706.850.7971 1750 BROADWAY • SUITE 200 • MONROE, GA 30601
	HOLDER BROTHERS TIMBERFRAMES LLC MONROE, GA 30655

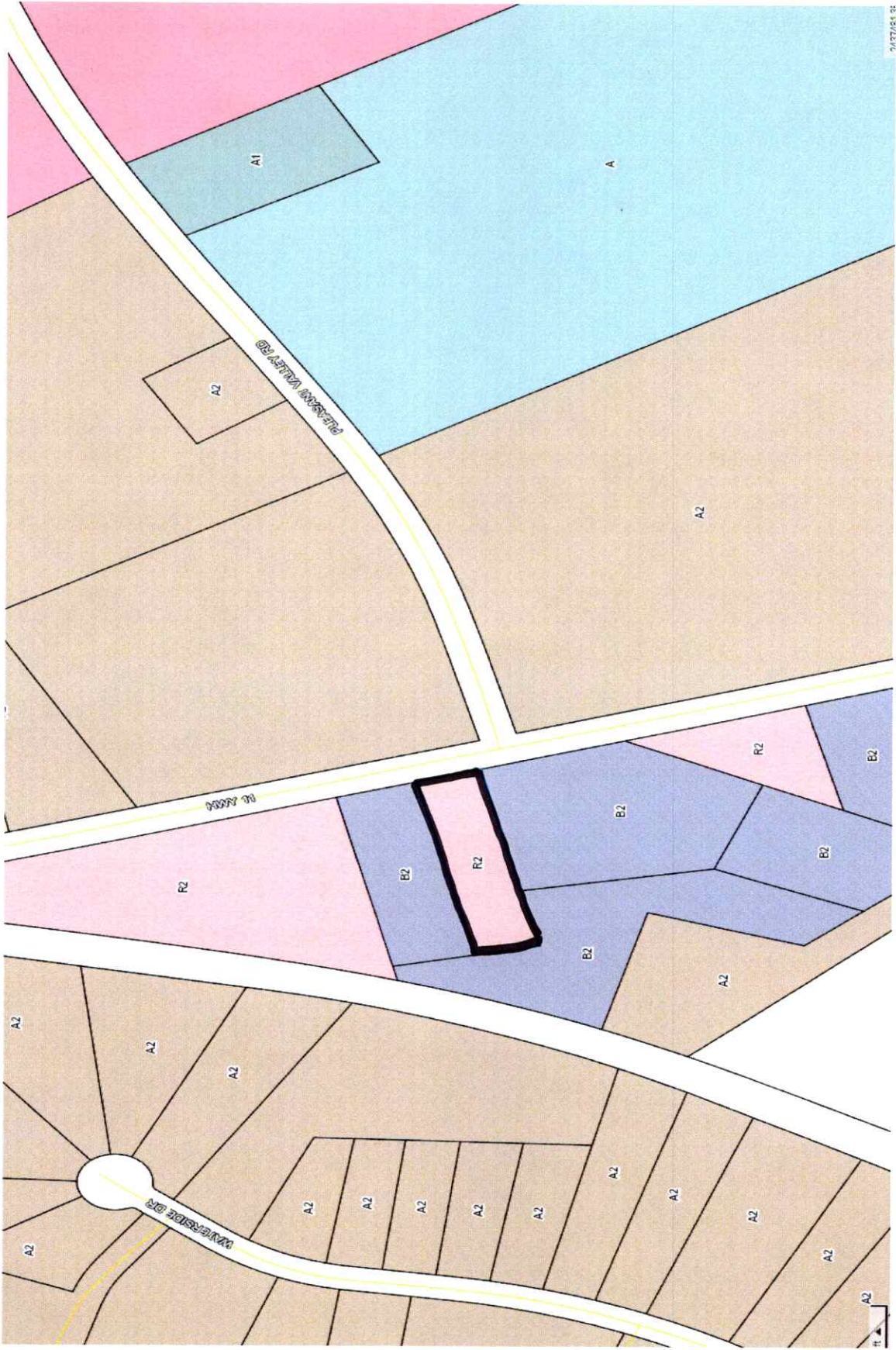
REZONE PLAN
C-100

LU22020007/ZCU22020008 – 512 Highway 11





LU22020007/ZCU22020008 – 512 Highway 11



LU22020007/ZCU22020008 - 512 Highway 11



Rezone Z22010024 Staff Analysis

Commission District: **2- Banks**

Planning Commission Hearing Date: **03-03-2022**

Board of Commissioners Hearing Date: **04-05-2022**

Parcel ID: Map C0080010

Acreage: Appx. 125.51 acres

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

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

Property Location: Georgia Highway 20 & Pointer Road

Current Character Area: Suburban

Current Zoning: A1

Request: Rezone 125.51 acres from A1 to R1OSC to create a residential subdivision with a private sewer package plant with 172 lots.

Staff Comments/Concerns: Particular attention should be given to comments from the Water Department & Public Works.

Site Analysis: The 125.51 acre tract is located on Georgia Highway 20 & Pointer Road. The surrounding properties are zoned A1 and R1, with a maximum density of 1 dwelling per 1 acre..

Zoning History:

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

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends to install a Center turn lane along with proper De-cell/A-cell lanes at the Ingress/Egress portion of Pointer Road due to Traffic and Safety Concerns.

Sheriffs' Department: The current population of Walton County is approximately 94594. Walton County has about 33350 households with an average of 2.8 persons per residence. The Walton County Sheriff's Office answered 49336 calls for service in 2021. This is an average of 1.5 calls for service per household. The addition of 172 new homes will increase calls for service on average of 258 per year.

Water Authority: E-mail from Morris Jordan:

Ref: Z22010024 -- David Pearson Communities

Our previously stated concerns remain concerning the rezone request Z22010024.

The first is the package plant. The developer is proposing a package plant to allow more density to allow them to sell more lots/ build more homes. However their goal would be to sell out the development and move on leaving the HOA or some other group responsible for operation and maintenance of the package plant. They would also have liability if something went wrong at the plant. At some point there could be pressure by the home owners or even a requirement by the State that the County take over the plant and assume all the costs and liability of operating the system. Based upon the concern with the future liability of the package plant and private sewer system for the County the Water Department would be against allowing this type system in the development.

The second concern is water pressure. Waverly S/D is adjacent to this property and we already have complaints about pressure being as low as 40 psi at times in parts of that S/D. We would not want a S/D to be built next door that could impact pressure that would lead to increased complaints in Waverly and also lead to complaints in the new S/D.

E-mail from Rob Goss: This area is served by an existing water mains along Highway 20 and Pointer Rd, (static pressure: 55 psi, Estimated fire flow available: 900 gpm @ 20 psi). A new water main will be required to distribute water within the development. Please coordinate with WCWD.

2/24/2022 E-mail from Morris Jordan with Walton County Water Authority:
Ref: Z22010024 -- David Pearson Communities -- R1 OSC

The first concern with this development is the proposed package plant. The developer is proposing a package plant to increase density. However the developer is not expected to be around long term leaving the HOA or some other group responsible for continued regulatory compliance, operation and maintenance of the package plant. They would also have liability if something went wrong at the plant. At some point there could be pressure by the homeowners or even a requirement by the State that the County take over the plant and assume all the costs and liability of operating the system. Based upon the concern with the future liability of the private sewer system for the County the Water Department would be against allowing this type system in the development. The Comprehensive Land Development Ordinance does not specifically allow a private sewer system. EPD does allow private sewer systems.

The second concern is water pressure and volume. Waverly S/D is adjacent to this property on Pointer Road and we already have complaints about pressure being as low as 40 psi at times in parts of that S/D. While 40 psi is adequate pressure from a regulator standpoint it is not sufficient to properly run many sprinkler systems and provides low flow in elevated areas such as a second floor bathroom. We would not want a S/D to be built next door that could impact pressure that would lead to increased complaints in Waverly and also lead to complaints in the new S/D. Also fire flow is 900 gpm which based upon the density shown on the plat would not be sufficient to meet the needed fire flow if houses are built with only 10 foot setbacks which is the minimum OSC requirement on the lots. We would recommend that the developer do an engineering study to determine what improvements would need to be made to the water system to improve pressure and fire flow for the subdivision. Any studies and upgrades would be at the expense of the developer.

Fire Department: Any new residential construction will have a direct effect on the number of emergency calls handled by the Walton County Fire Department.

An increase in the population that comes from residential development also increases the need for emergency services.

Fire Code Specialist: 1) Fire Department access roads shall have a minimum unobstructed width of 26'; 2) Cul-De-Sacs shall be a minimum of 96' diameter; 3) Fire Hydrants shall be spaced no further than 500' driving distance 4) Fire hydrants shall have a clear width of 36" from obstructions; 5) Development shall meet International Fire Code(2018), Life Safety Code(2018) and the Georgia Accessibility Code; 6) The Code compliance shall be subject to a plan review

Board of Education: This will have an effect on the Walton County School District creating a need for more classrooms, teachers, etc.

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022

1. Rezone – Z22010024 – Rezone 125.51 acres from A1 to R1OSC for a residential subdivision– Applicant: David Pearson Communities/Owner: James Matthew Mazzawi & John Mark Mazzawi as Trustees for Hugh Mazzawi – Property located on Georgia Hwy 20 & Pointer Rd - Map/Parcel C0080010 – District 2.

Presentation: Melody Glouton, Attorney at Law, with Anderson, Tate represented the Applicant in this case. They would like to rezone 125 acres from A1 to R1 OSC. The existing structures will be removed. They would like to put in a very distinctive and attractive subdivision with 172 homes and preserve the natural surroundings. The subdivision is an L shape and is surrounded on all sides by residential. The character area is Suburban which allows for residential development for new growth. OSC is encouraged for the green space and rural nature. Applicant's overall

master plan community is 1.37 units per acre. This is a 2nd submittal and shows a reduction of 68 lots and increased lot width of 65 to 100 ft. The site is in complete compliance with the requirements for Walton County. There will be 2 entrances (one on Georgia Highway 20 and one on Pointer Road). The amenities consists of 37 acres as open space and 27% is preserved natural. The homes will be compatible to the area and will be in the high 3 to 4 hundred thousand. David Pearson is invested in this property. He has revised the site plan. He has heard from the community and he knows there is a critical need for housing. He knows the concern about a sewer plant and water pressure; and they do have an engineer here to address any questions about the sewer.

Andy Lovejoy who is the Engineer for the Development says that they have done significant investigations on hydrants for required fire flow. There is a 200 gal per minute safety measure. They created a hydraulic water monitor that shoots 1,000 psi a minute and 2,000 gallon would meet the safety factor and would also help other flow in the area. They are doing improvements from 8" pipes to 12" and this will also increase pressure for this development and he feels water pressure is not an issue. For sewer – the water reclamation plan that they have designed and developed will be privately owned and operated. There is one in Forsyth County that has been there for 30 years and is doing quite well. There is one in Dawson County that has been there since 1980 and there is also one in Peachtree City (Griffin). They use the water to irrigate the golf courses. The owners will hire a licensed person to monitor the development. EPD also comes out at a certain time and they do a monthly reporting. Brad Bettis asked about drip and Mr. Lovejoy stated that the treatment plant leaves reduces about 98% of pollutants and the water can be used for landscape areas.

Brad Bettis wanted to know the requirement for bonding. Mr. Patten stated they have a Trust Indenture with a 3rd party. He stated EPD would prefer municipality own and maintain however they are allowed to have a legitimate 3rd party trustee if an initial owner goes away.

Josh Ferguson asked has a report or design been sent to the Water Authority.

Doug Patton stated that he has a copy of the report but hasn't sent it to the Water Authority. They do plan to own and maintain sewer and can be

bonded. He does recommend improving the 8" line to 12" line. He stated that he could apply to bond it if needed.

Speaking: Robin Dill is a resident for 18 years of Waverly Subdivision and her property abuts this community. She asked for all the people to stand if they were there in opposition. Ms. Dill also stated that many folks were not able to be here. She stated she has concerns about the sewer system. The sewer system is in a flood zone and the amount of rain that they have had over the years is a concern. The 125 acres has previously been conservation and she has talked to the Mazzawi's and others about a wildlife sanctuary. She also stated that she proposes the board of commissioners impose a 3 year moratorium on home building. She also stated that the Fire Department has raised concerns as well as the School System. She stated that on Pointer Road there is lots of traffic and there are 2 farms there where the livestock keep escaping.

Tony Elrod is a resident of Waverly Subdivision. The concern he has is traffic and everyone trying to get out on Highway 20 is a nightmare. He stated "Do we need more housing" – No. Do we want to put in another subdivision" – No." We know this is going to be approved and pushed through and it is sad.

Clay Doss stated that he lives in the Creekwood Subdivision – Someone told people that this would be 1 acre lots so they didn't come. The detention pond is right beside his house and he is worried about mosquitoes. He has lived there 34 years. He feels that the sewer system will fall back on the county and the citizens.

Jennifer Elrod who lives in Waverly Subdivision knows that there is going to be growth but to compare this to what is in the area is ridiculous. Most have $\frac{3}{4}$ to 1 acre lots. There are no other neighbors with their own sewer. She stated that she has lived in Waverly Subdivision for 20 years. There is no other neighborhood that has their own sewer system – they all have septic. This does not fit in with the area.

Rebuttal: Melody Glouton, Attorney at Law, came back for rebuttal. The engineers have addressed sewer and water concerns. As far as traffic the developer is willing to install traffic calming measures and whatever DOT

requires. An R1 OSC with 1.37 units per acre is on point with the comprehensive plan/provisional plan and the county saw fit in the comp plan for future development. This development provides more than the required Open Space and they have already deleted 68 lots. As far as livestock they can put in a condition noted on the site plan that this is in an area where there may be livestock.

Recommendation: Pete Myers made a motion to recommend approval with the below conditions with a second by Timothy Kemp. The motion carried unanimously.

Conditions:

1. The property shall be limited to single-family detached dwellings and accessory uses and structures not to exceed 125 lots with one dwelling per one acre density using septic systems. This will conform to all other residential developments that have been approved in Walton County.
2. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story homes and 2,200 square feet for two-story homes.
3. Homes shall be constructed primarily of brick or stacked stone on the front façade. The balance of the home may be the same or of fiber-cement siding, shake or board and batten, with a minimum three-foot high brick or stacked stone water table.
4. A maximum of 5 percent of the homes may be leased or rented.
5. A 100-foot wide Non-disturbed buffer shall be provided along the frontage of Georgia Highway 20 and Pointer Road, as well as a 50' transitional buffer along the perimeters not abutting a residential subdivision.
6. Natural vegetation shall remain on the property until the issuance of a Development Permit.

Rezone Application # 222010024
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-2022 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 4-5-2022 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C0080010 - Highway 20 & Pointer Rd.

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>DAVID PEARSON COMMUNITIES</u> <u>2000 FIRST DR., STE 400</u> <u>MARIETTA, GA. 30067</u> E-mail address: <u>DOUG@DAVIDPEARSON</u> <u>COMMUNITIES.COM</u> Phone # <u>770-321-5032</u> <u>GA. HWY 20 SOUTHSIDE</u>	<u>MAZZAWI, JAMES MATTHEW</u> <u>AND JOHN MARK AS TRUSTEES</u> <u>WILL OF HUGH MAZZAWI + ETAL</u> <u>P.O. BOX 365</u> <u>SNELLVILLE, GA. 30078</u> (If more than one owner, attach Exhibit "A") Phone # <u>770-605-2520</u>

Location: EAST OF POINTER RD requested Zoning R-1, OSC Acreage 125.515

Existing Use of Property: UNDEVELOPED LAND

Existing Structures: OLD BLDGS TO BE REMOVED

The purpose of this rezone is DEVELOPE A MASTER PLANNED
OPEN SPACE COMMUNITY

Property is serviced by the following:

Public Water: YES Provider: WALTON CO. Well: _____

Public Sewer: NO Provider: SELF CONTAINED SYSTEM Septic Tank: _____

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

Signature [Signature] Date 01-26-22 Fee Paid \$ /

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

Office Use Only:

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

Comprehensive Land Use: Suburban DRI Required? Y N

Commission District: 2-Banks Watershed: Big Hamm TMP
W-PI

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: DAVID PEARSON COMMUNITIES, INC.
Address: 2000 FIRST DR, STE 400, MARIETTA, GA 30062
Telephone: 770-321-5032
Location of Property: GA. HWY 20, POINTER RD.

Map/Parcel Number: C0080010

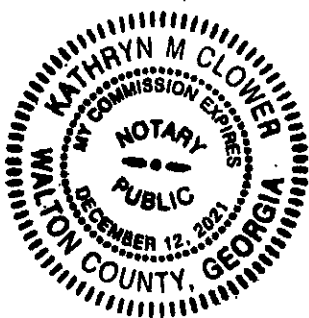
Current Zoning: A-1 Requested Zoning: R-1, OSC

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

Print Name: JAMES M. MAZZAWI Print Name: JOHN MARK MAZZAWI
Address: 374 PINE TREE DR NE Address: 1281 Helton Church Rd.
ATLANTA, GA 30305 Address: Statham, GA 30666
Phone #: (404) 375-6904 Phone #: (770) 605-2520

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

Kathryn M. Clower 11/2/21
Notary Public Date



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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

NORTH - ZONED A-1 - RESIDENTIAL

EAST - ZONED R-1 - RESIDENTIAL

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

SOUTH - ZONED R-1, RESIDENTIAL

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

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

CURRENT SITE CONDITIONS ARE RESTRICTIVE
IN ITS CURRENT ZONING.

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

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

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

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

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

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

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

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

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

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

Jan. 26, 2022

VIA E-MAIL DELIVERY

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

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

To whom it may concern;

Respectfully, we submit this application to the county for a reconsideration of the property of land referenced above for rezoning approximately 125.515 acres (see attached survey) to allow for 172 quality professional and family targeted single family detached homes. We feel that the proposed community is ideally located in a readily accessible proximity of Monroe with Walton Co., Ga.

We initially had a Planning Commission hearing that was attended by several citizens of Walton Co. They expressed some concerns for the site development, as we presented that evening. We also heard the comments as expressed by the board members that were present. We didn't just hear them, we listened to the concerns. We chose to go back to the drawing board and revisit our design. We are now submitting a plan that has greatly reduced the site density. We have removed 68 lots from our design. We have increased our requested minimum lot width from 65 feet to 100 feet, as required within the Development Ordinance. We have removed the need for any setback reductions. ***In summary, we have removed the need for any variances within our design. We meet the requirements set forth within the Walton County Development Ordinance for OSC development.***

We are now proposing that residential homes at a density of 1.37 units per acre. The homes will be built with quality materials with alternating architectural elevations. All homes will come with a front entry two car garage.

The proposed zoning and site plan is complimentary to the community, as it brings forth a new Master Planned Style Development with heavy commitment and obligations by the Developer to provide enhanced amenities and an individually owned and privately maintained Sanitary Sewer plant situated uniquely on the site. This project has been redesigned to address the concerns of the community we heard, while achieving the development goals of this tract. It

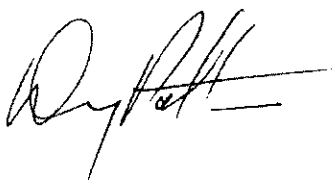
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400, MARIETTA, GEORGIA 30062

will still bring forth current design trends and patterns to meet the needs of the Walton County emerging housing market as mentioned during our initial meeting by the Planning Commission Chairman. Expansive Amenities and Open Space along with Quality single family homes will attract a variety of homeowners to the community that will help raise property values, support the schools, and supply the homes needed for the future buyer's within Walton County, while helping local retail and commercial development thrive.

We respectfully request your approval of this request for Rezoning from A1 to R1-OSC to permit this proposed residential community.

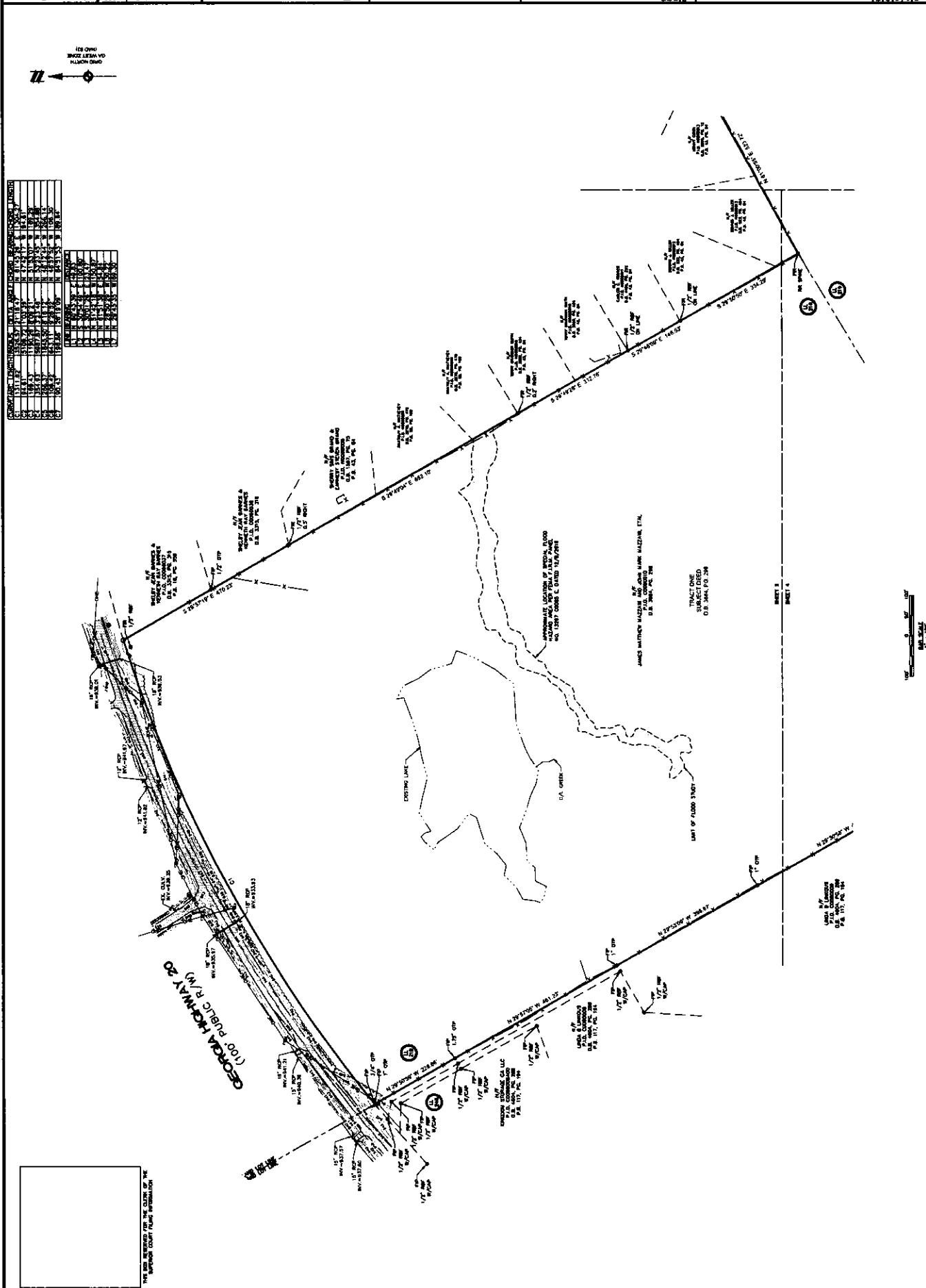
Respectfully submitted,

Doug Patten



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

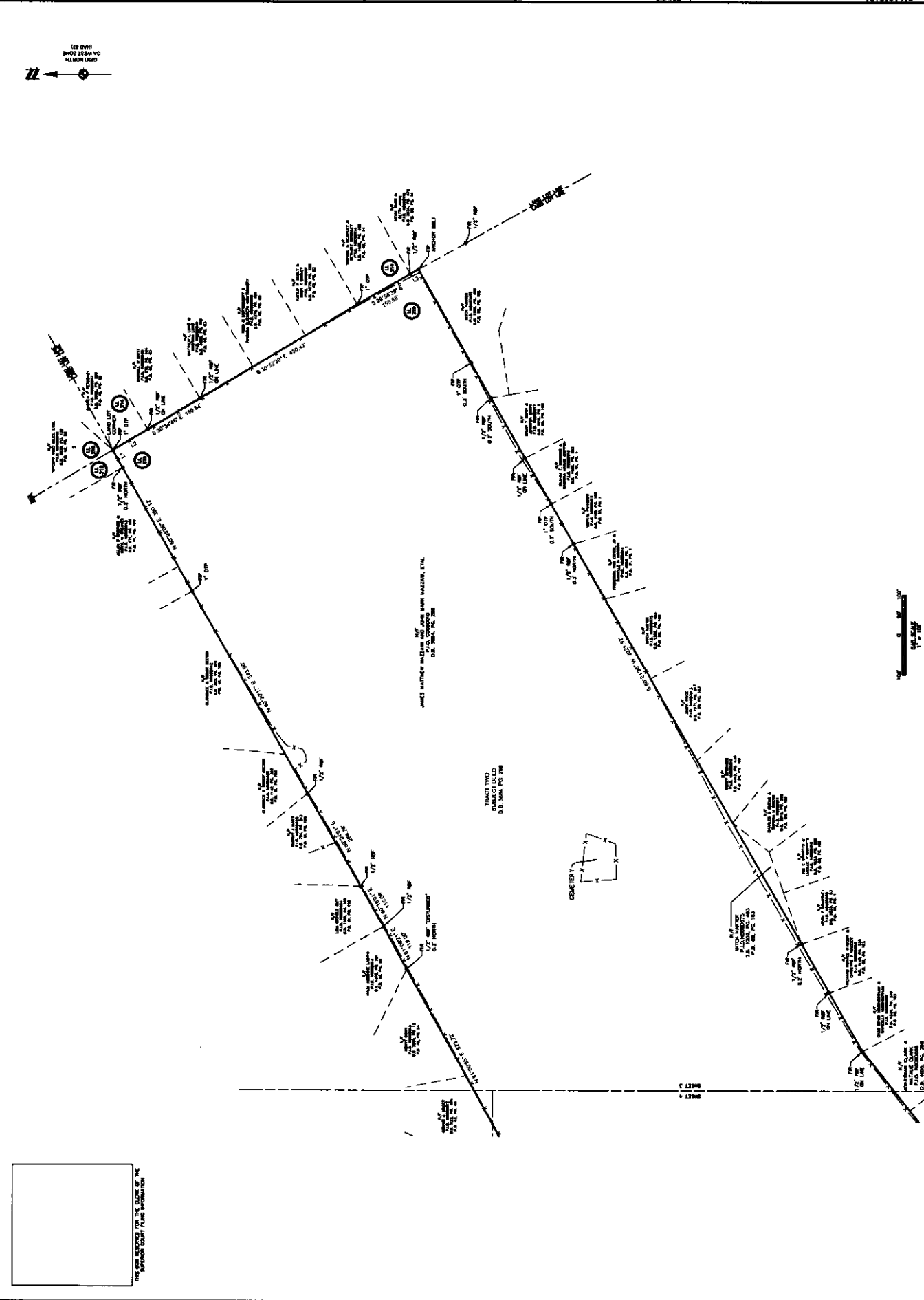
WALTON COUNTY, GEORGIA
 4TH DISTRICT
 LAND LOTS 219, 218 & 244
 LOCATED IN
 DAVIS PARSON COMMUNITIES, INC.
 GA HIGHWAY 20 &
 POINTER ROAD
 LOGANVILLE, GEORGIA



NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMITTING	11/15/2021	DAVID PEARSON	
2	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
3	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
4	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
5	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
6	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
7	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
8	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
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10	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
11	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
12	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
13	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
14	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
15	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
16	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
17	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
18	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
19	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	
20	REVISED TO REFLECT PERMITTING COMMENTS	11/15/2021	DAVID PEARSON	

THE DATA PROVIDED FOR THE DESIGN OF THE
 IMPROVEMENTS IS THE RESPONSIBILITY OF THE
 CLIENT. THE ENGINEER ASSUMES NO LIABILITY FOR
 THE ACCURACY OF THE DATA PROVIDED.

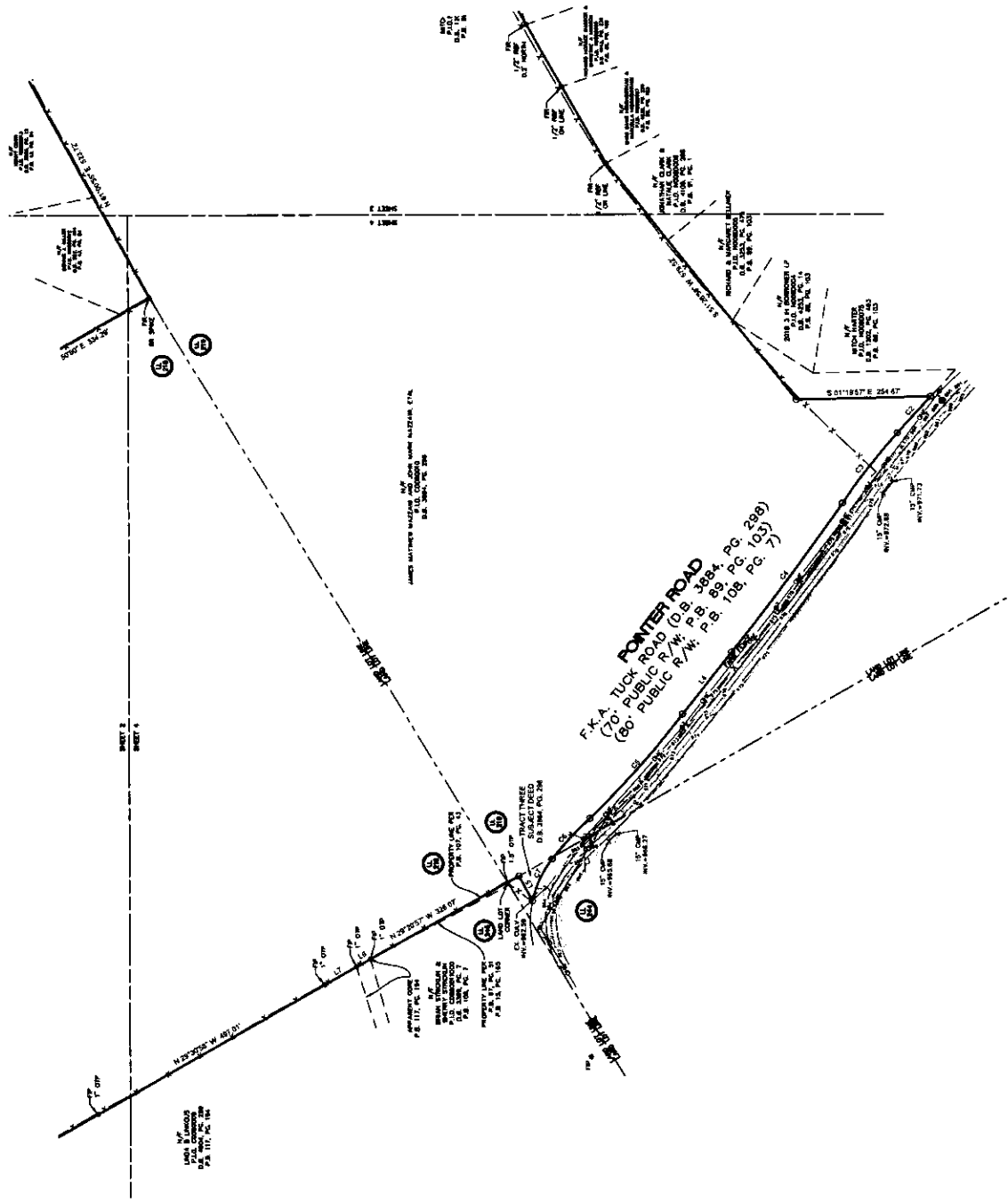
ATWELL 1230 Lakeside Parkway Marietta, GA 30067 770-423-8800 FAX 770-423-8801 www.atwell.com	WALTON COUNTY, GEORGIA 4TH DISTRICT LAND LOTS 218, 219 & 244	LOANVILLE, GEORGIA GA HIGHWAY 20 & POINTER ROAD DAVID PEARSON COMMUNITIES, INC.	11/2007/2011/11 11/2007/2011/11
	PROJECT NO. 07-00000000-0000 SHEET NO. 118	LOCATED IN WALTON COUNTY, GEORGIA	PROJECT NO. 07-00000000-0000 SHEET NO. 118



<p>ATWELL</p>	<p>128 LAMAR PARKWAY DUBLIN, GA 30128 404.474.2000 WWW.ATWELL.COM</p>	<p>WALTON COUNTY, GEORGIA</p> <p>4TH DISTRICT</p> <p>LAND LOTS 318, 319 & 344</p> <p>LOCATED IN</p>	<p>LOGANVILLE, GEORGIA</p> <p>GA HIGHWAY 20 & PONTERR ROAD</p> <p>DAVID PEARSON COMPANY, INC.</p>	<p>11/09/2007</p> <p>1:1</p> <p>2007-04-05</p> <p>DAVID PEARSON COMPANY, INC.</p>
---------------	-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------



THIS SITE IS SUBJECT TO THE EASES OF THE
ADJACENT COUNTY TRACTS SHOWN.



EAST HAMPTON

A MASTER-PLANNED COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

*Changed from
Cane break
Point to:*

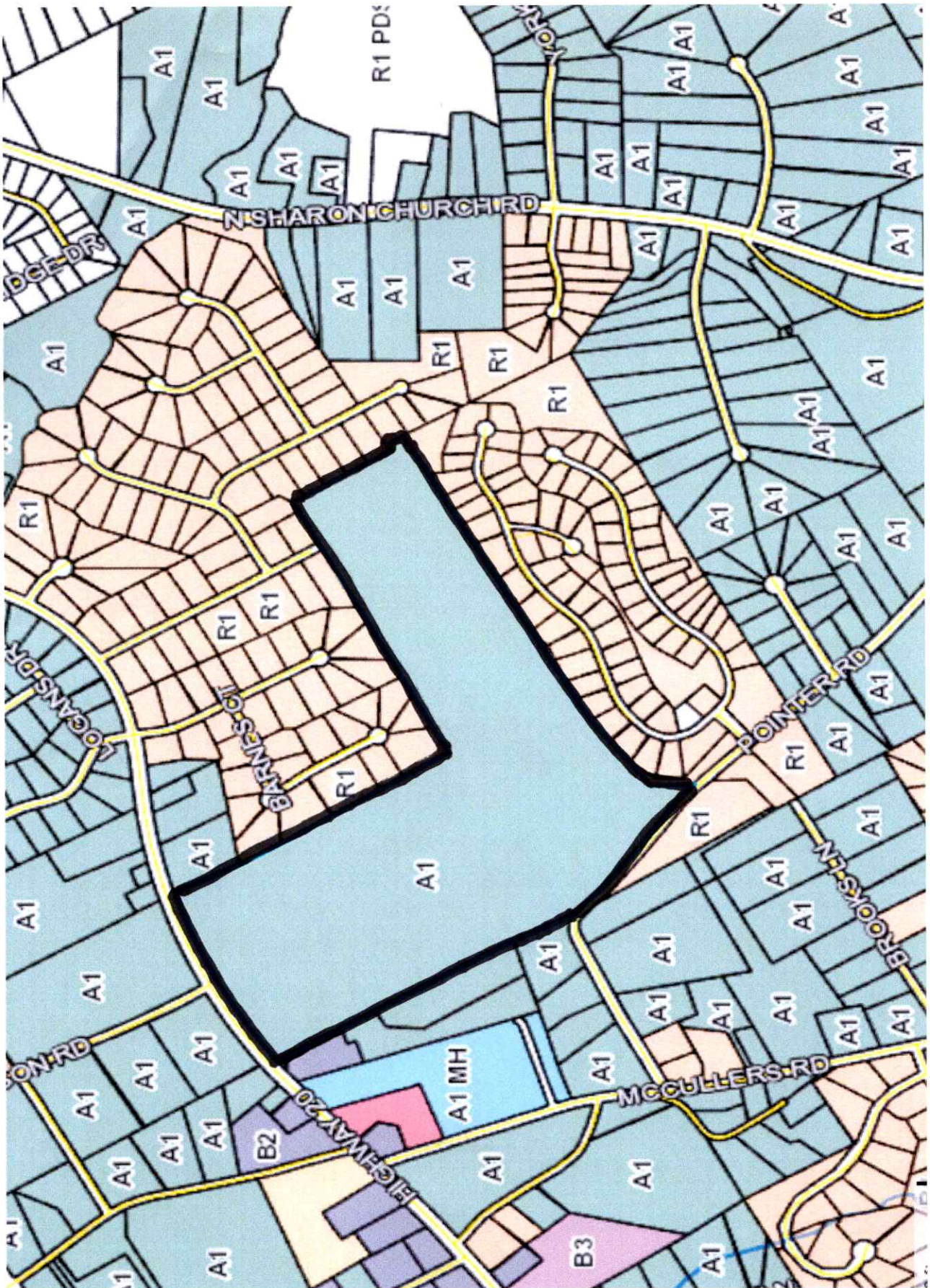


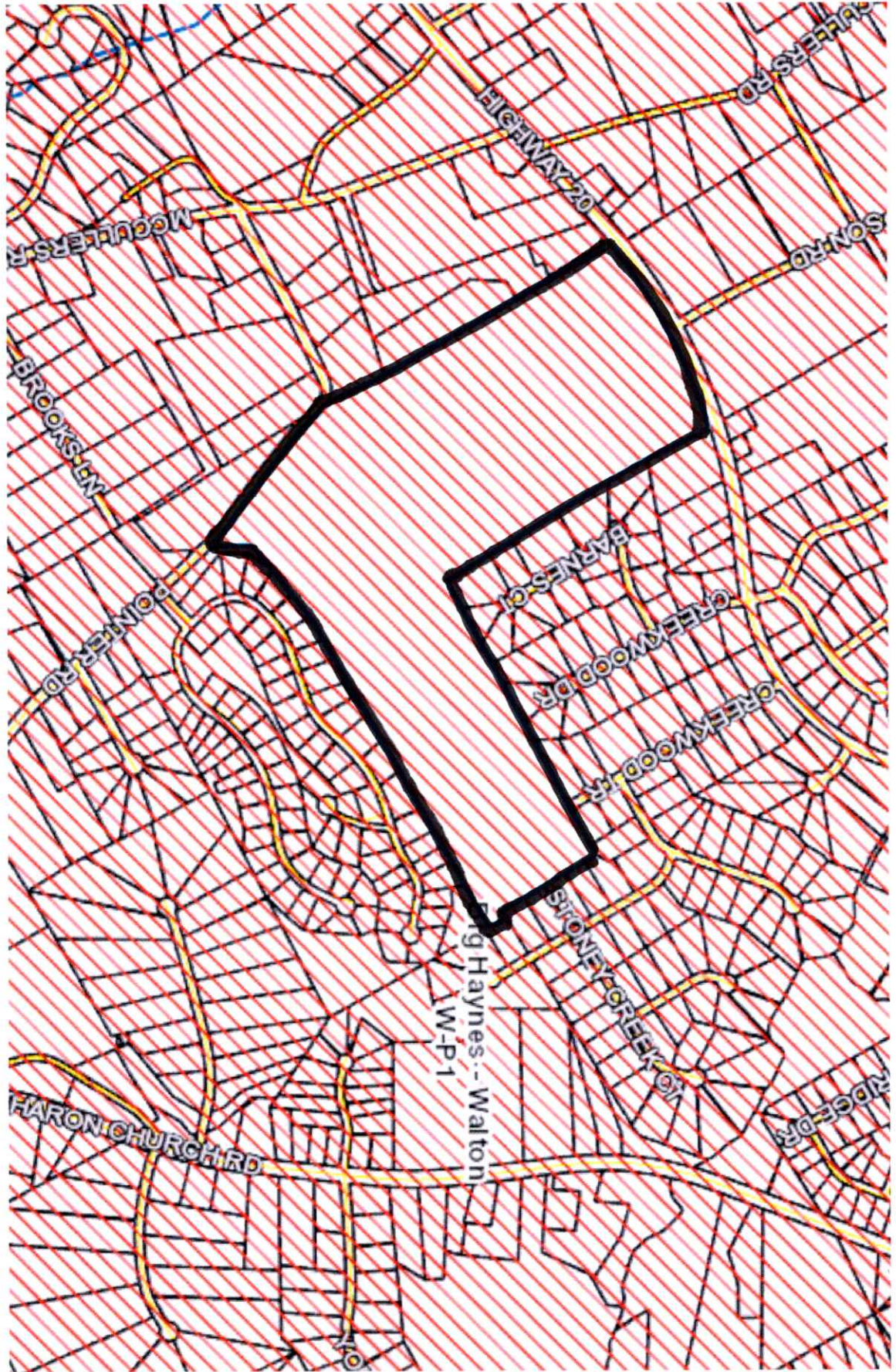


Z22010024 – Highway 20 & Pointer Rd



Z22010024 – Highway 20 & Pointer Rd





Rezone Z22020018

Staff Analysis

Commission District: 4 - Bradford

Planning Commission Hearing Date: 03-03-2022

Board of Commissioners Hearing Date: 04-05-2022

Parcel ID: Map C1400090

Acreage: 8.68

Applicant:

Jason Atha

2370 Nunnally Shoals Road

Good Hope, Georgia 30641

Owner:

Don Moon & David Samples

P.O. Box 243

Good Hope, Georgia 30641

Property Location: GA Hwy 11 and Mahlon Smith Road

Current Character Area: Neighborhood Residential

Current Zoning: A1

Request: Rezone 8.68 acres from A1 to B2 with conditional use for outside storage to park trucks, campers & boats.

Staff Comments/Concerns:

Article 6 - Outdoor Storage (20)

- A. Outdoor storage yards shall be set back at least 15 feet from any side or rear property lines.
- B. Use shall be screened by a solid fence at least eight (8) feet high.

- C. The setback distance shall be appropriately landscaped to provide a vegetative screen.
- D. Outdoor storage shall not be located in any required front yard building setback area.

Site Analysis: The 8.68 acre tract is located on Highway 11 & Mahlon Smith Road. The surrounding properties are zoned A1 and B3.

Zoning History: No History

Character Area: The character area for this property is Neighborhood Residential.

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends if approved that proper right of way abandonment be completed per requirements and that any new right of way acquisition and roadway realignment be properly deeded and dedicated to Walton County prior to a C/O and that a De-Cell lane be installed at the Ingress/Egress portion of Mahlon Smith Road. May need comments from GDOT.

Sheriffs' Department: This will have no impact on the Walton County Sheriff's Office.

Water Authority: This area is served by an existing 10" diameter water main along on Highway 11. (static pressure: 90 psi, Estimated fire flow available: 800 gpm @ 20 psi. No system impacts anticipated.

Fire Department: No issues.

Fire Code Specialist: 1) All proposed facilities shall meet International Fire Code (2018), Life Safety Code (2018), and the Georgia Accessibility Code
2) The code compliance shall be subject to a plan review.

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

Development Inspector: No comment received.

DOT Comments: Will require GDOT coordination.

Archaeological Information: No comment received.

PC ACTION 3/3/2022:

1. Rezone – Z22020018 – Rezone 8.68 acres from A1 to B2 to park trucks, campers & boats with conditional use for outside storage– Applicant: Jason Atha/Owners: Don Moon & David Samples – Property located on Georgia Hwy 11 and Mahlon Smith Rd - Map/Parcel C1400090 – District 4.

Presentation: Dylan Ivey represented the case on behalf of Jason Atha. He would like to rezone property from A1 to B2 to park trucks, trailers, boats and campers. To the left is a railroad and to the right is zoned B-3. There is frontage on Highway 11 and they would fence it in with an 8 foot fence with a screen.

Brad Bettis asked if it was for commercial trucks and vehicles. His concern is off Mahlon Smith Road, he feels trucks shouldn't be going down Mahlon Smith Road. He also stated on the site plan it shows 138 spaces. Mr. Ivey stated yes and that there is traffic but the trucks would come out on Highway 11 and go in to property on Highway 11.

Speaking: Alexandra Callaway who lives on Mahlon Smith Road stated that the comp plan is Neighborhood Residential. The entrance there about 80 % on Mahlon Smith Road. The county road is narrow and she is worried about tractor trailer traffic. Ms. Callaway stated that the end of her street goes to Highway 11. She stated that as far as Tractor Trailers that the roads there are narrow and she is wondering if the trucks are going to be able to make the turn. She also asked if GDOT has done a survey. She stated that they have worked to maintain their small quiet street. She stated that this will negatively affect the high water table and they are all on wells. She also wondered if they were going to do maintenance on the trucks and if it was going to be a gravel lot and if they are going to be on a well. She said look at Highway 78 going toward Loganville and you will see something just like what they want to do. She would recommend

something to protect the water and that an 8 mm plastic be put down and then the gravel and then concrete to protect the ground and not allow tractor trailers and have a 50 ft. buffer with evergreens around the site.

Ron Bryce lives at 287 Highway 11 directly across from this property and he stated it is not conducive to large trucks. He asked if they would have a de-cell lane. He would also like to have an 8' chain link fence where it will block the trucks and trailer. He would like 6ft tall trees on 10 ft. centers all around the property and that the buffer out there is not a buffer – you can see right through the trees. This will diminish the property values on existing properties and it would set precedence for zoning on nearby properties.

Elaine Burris has lived on Lemonds Road for 65 year which is a residential community. She is not against growth. She said houses around there are \$400 thousand dollar homes and there are 3 churches in the community. She has picked up trash for 50 years on Mahlon Smith Road. She is a master gardener and feels that this would be a safety issue because of the horrible curve. She is also concerned about the run-off. She said her father was crossing Highway 11 and was hit by an 18 wheeler and spent time in the hospital. The property at the corner has a huge gulley and there is a river that runs under their property at Lemonds. She said all the good citizens are against this.

Dylan Ivey came back for rebuttal and stated that he completely understands the concerns about traffic. He has plans to re-align Mahlon Smith Road. He will have no cuts through on Mahlon Smith but it will come straight onto Highway 11 and he will comply with GDOT. He will put up an 8 ft. chain link fence with any trees recommended.

Recommendation: Brad Bettis made a motion to deny with a second by John Pringle. The motion carried unanimously.

Rezone Application # 222020018 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 3-3-22 at 6:00PM held at ~~WC Board of Comm. Meeting Room~~
Board of Comm Meeting Date 4-5-22 at 6:00PM held at **WC Historical Court House**

1115.
Broad St
M. G.
30655

You or your agent must be present at both meetings

Map/Parcel C1400090

Applicant Name/Address/Phone #

Jason Atha
2370 Munnally Shoals Rd
Good Hope GA 30641

E-mail address: _____

Phone # 770-206-0978

Location: 0 HWY 11 C1400090 Requested Zoning B3 B2 Acreage 8.675

Existing Use of Property: A1 - Vacant

Existing Structures: N/A

The purpose of this rezone is To construct a parking lot for
trucks, campers, Boats & conditional use for
Outdoor Storage

Property is serviced by the following:

Public Water: Provider: Walton County Well: _____

Public Sewer: N/A 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 2/4/22 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 A1 Surrounding Zoning: North A1 South A1
East B3 West A1

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

Commission District: 4- Bradford Watershed: Hard Labor TMP —
Creek WPA

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: Jason Atha
Address: 2370 Nunally shoals rd Good Hope 30641
Telephone: 770-206-0978
Location of Property: 0 HWY 11 Monroe, Ga 30655

Map/Parcel Number: C1400090

Current Zoning: A1 Requested Zoning: B3 B2^{DX}

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: Don Moon

Print Name: David Samples

Address: PO Box 243 Good Hope, GA

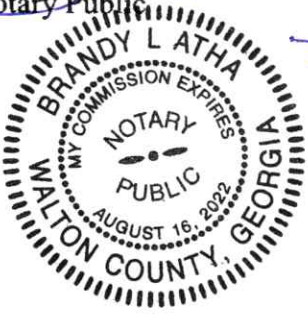
Address: 1775 Queens Cemetery Rd. Good Hope, Ga

Phone #: (404) 276-4595

Phone #: (678) 858-7783

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] 2/4/2022
Notary Public Date



Brandy L Atha
exp. Aug 16, 2022

Exhibit "A"
0 HWY 11
Monroe, Ga 30655
Parcel: C1400090

Second Property Owner Name/Address:

David Samples
1775 Queen Cemetary Road
Good Hope, Ga 30641
(678) 858-7783

Walton County Planning and Development would suggest:

Before you apply for a **Conditional Use Permit** or a **Rezone** or a **Change of Occupancy** on your property, that you do the following.

NOTE: ALL ITEMS WILL BE REQUIRED ONCE THE APPLICATION IS APPROVED.

The Site

Step one:

Meet with an Engineer or Landscape Architect and develop a site plan for the development.

- Will there need to be improvements to the driveway entrance? Will the Georgia Department of Transportation need to approve a driveway plan?
- What are regular parking and handicap parking requirements for the site?
- Will the site require grading, storm drain, erosion control, storm water detention?
- Will the site require additional septic tank and septic field drain lines?
- Will the site require Landscape screening, tree save or replacements?

Step two:

Have your Engineer or Landscape Architect submit development plans that meet all the current requirements for the Walton County Land Development Ordinance.

- Pay development and review fees for permit.
- Submit plans to Georgia Soil and Water Conservation Commission.
- Submit plans to the Walton County Environmental Health Department.

Step three:

Once you obtain the site development permit, you are ready to begin development on the site.

- Schedule a pre-construction meeting with the Development Inspection Department.
- Install all BMP's per your approved Erosion Control Planning.
- When all site work is complete and inspection are signed off, you will receive a certificate of completion.

The Building(s)

Step one:

Obtain a commercial/Non-Residential Construction Packet. Meet with an Architect or Contractor and develop a plan for the building to be used for your Event Center.

- If you are building a new facility, plans will need to be submitted for approval.
- If you are converting an existing facility, you will need an Architectural stamped floor plan that meets current code requirements for the type of occupancy.
- You will need to meet all ADA requirements.
- Obtain approval from the Walton County Environmental Health Department.

Signature of Applicant: _____

Date: _____

2/4/22

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;

B3 Adjacent
AG
Railroad

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

No diminishing values will occur

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

It will not affect any of the adjoining properties negatively.

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

Providing a space for this needed use and there will be no hardship imposed upon property owners.

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

No economic value

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

20+ years

Authorization Letter

To Whom It May Concern:

764 Michael Rd, Monroe, Ga. 30656

I, Jason Atha, authorize Dylan Ivey or Attorney of choice to represent me throughout the rezone process.

Thank You,



Jason Atha

Letter Of Intent

0 HWY 11 Monroe, Ga 30655 Parcel:C1400090

To Whom It May Concern:

The rezone application being submitted is to rezone the subject property from A1 to B3 in order to construct a truck, camper, and boat parking facility.

B2 DI

Thank You,



Jason Atha

Plat Doc: PLAT
Recorded 04/16/2018
01:51PM

KATHY K. TROST
 Clerk Superior Court,
 WALTON County, Ga.
 Bk 00114 Pg 0080
 Participants: 9566767899

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
 THIS SURVEY COMPLES 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 THOSE TWO SETS OF
 SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION:

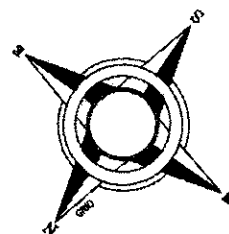
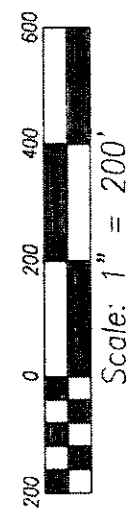
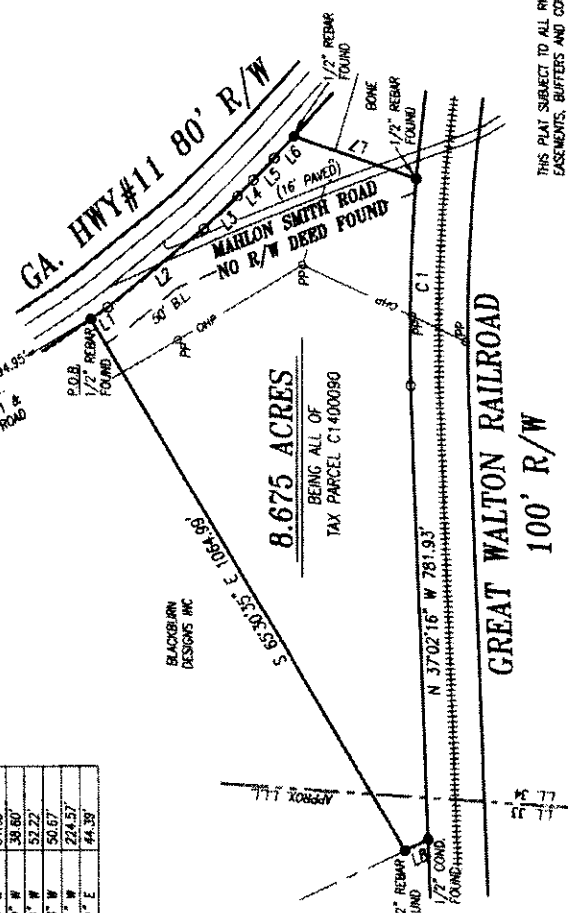
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF
 LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY
 CHANGES TO ANY REAL PROPERTY BOUNDARIES, THE RECORDING
 INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS
 WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
 RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL
 JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
 REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR
 PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR
 CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL
 STANDARDS FOR PROPERTY SURVEYS IN THE GEORGIA 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.

JOHN F. BREWER, JR. RLS#2905
 DATE 4/16/18

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 53°11'16" W	355.28	355.44	3277.26
NUMBER	DIRECTION	DISTANCE		
L1	S 70°33'53" W	35.90'		
L2	S 45°08'20" W	213.17'		
L3	S 71°36'53" W	81.02'		
L4	S 70°51'39" W	39.80'		
L5	S 08°48'44" W	52.22'		
L6	S 07°35'23" W	50.67'		
L7	S 74°20'41" W	224.57'		
L8	N 30°28'51" E	44.39'		

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION
 OF AN EXISTING TAX PARCEL.
 EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY
 DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN
 ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND
 DETERMINED THAT IN ANY ZONING THE AREA AS SHOWN ON THIS
 SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA.
 COMMUNITY PANEL NO. 1329700268E EFFECTIVE DATE: 12/02/2016
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP,
 PLAT, OR PLAN FOR FILING:
 WALTON COUNTY
 DATE 4/14/18



SURVEY FOR
DON A. MOON &
DAVID SAMPLES
 STATE OF GEORGIA
 WALTON COUNTY
 LAND LOT 33 + 34
 351 DISTRICT
 DATE OF SURVEY 4/16/2018
 DATE OF PLAT 4/16/2018
 SCALE 1"=200'
 JOB #18025-MOON
 REVISIONS



JOHN F. BREWER & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 1002 S. BROAD STREET
 MONROE, GEORGIA 30655
 TEL (770) 267-4703
 EMAIL: INFO@CASURVEYING.COM

- LEGEND:
- INT. - INTERSECTION
 - 9C - BACK OF CURB
 - S.E. - SANITARY SEWER EXEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EXEMENT
 - B.L. - BUILDING LINE
 - R. - RADUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L. - LAND LOT LINE
 - C.L. - CENTER LINE
 - S.S.H. - SANITARY SEWER MANHOLE
 - T. - TREE TRUNK
 - W. - WATER VALVE
 - R.M.P. - EROSION CONTROL DEVICE
 - L.B.S. - SIGN PIPE
- REFERENCES:
- PLAT BOOK 17 PAGE 277
 - PLAT BOOK 51 PAGE 122
 - PLAT BOOK 91 PAGE 189
 - PLAT BOOK 96 PAGE 101
- OWNER OF RECORD:
 DON MOON &
 DAVID SAMPLES
 PO BOX 343
 GOOD HOPE, GA 30641

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOCIATES. NO PART OF THIS DRAWING OR ANY COPIES THEREOF SHALL BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE SEAFEST AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY PROPERTY FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

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.

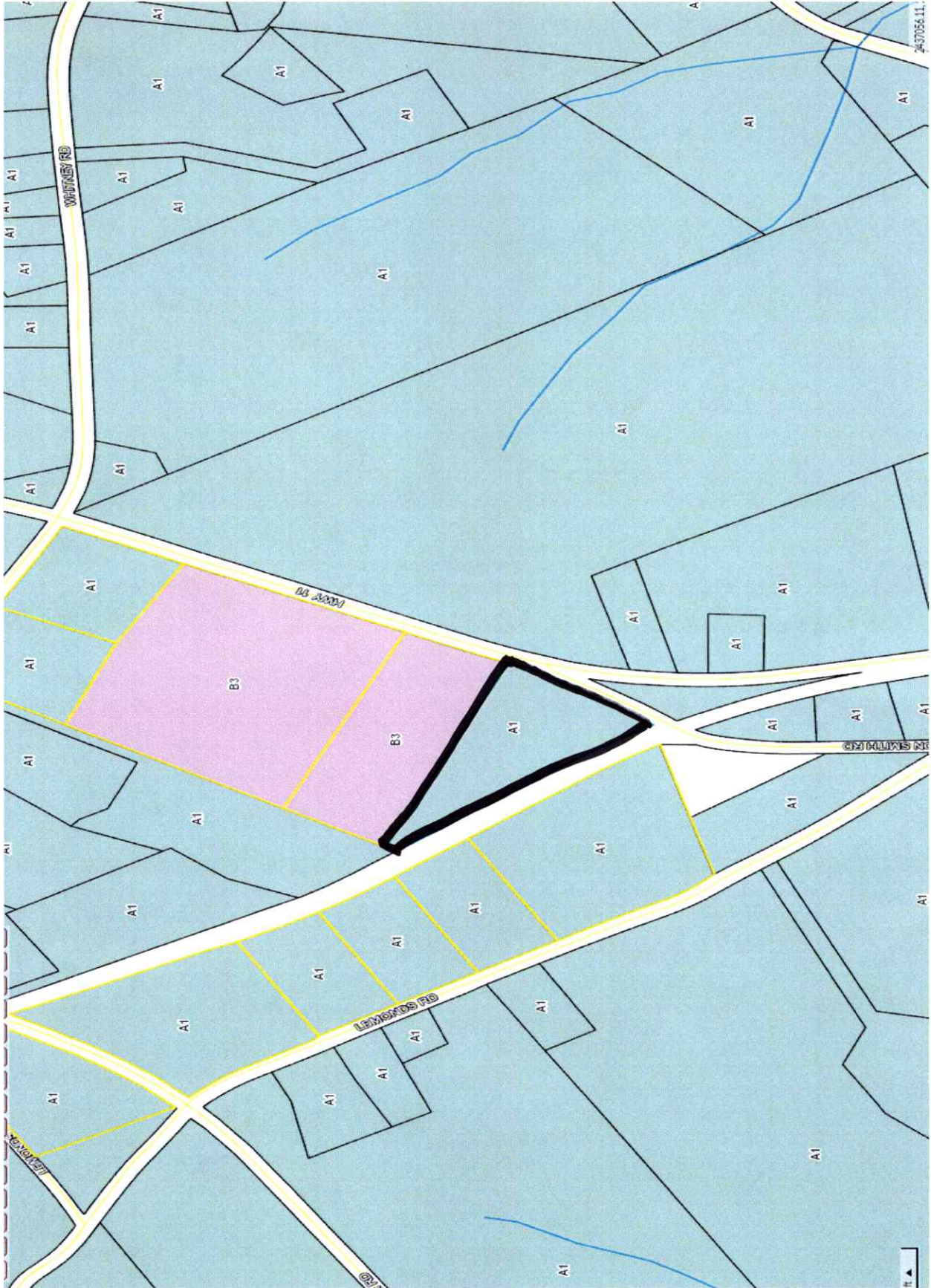
Z22020018 – Hwy 11 & Mahlon Smith Road



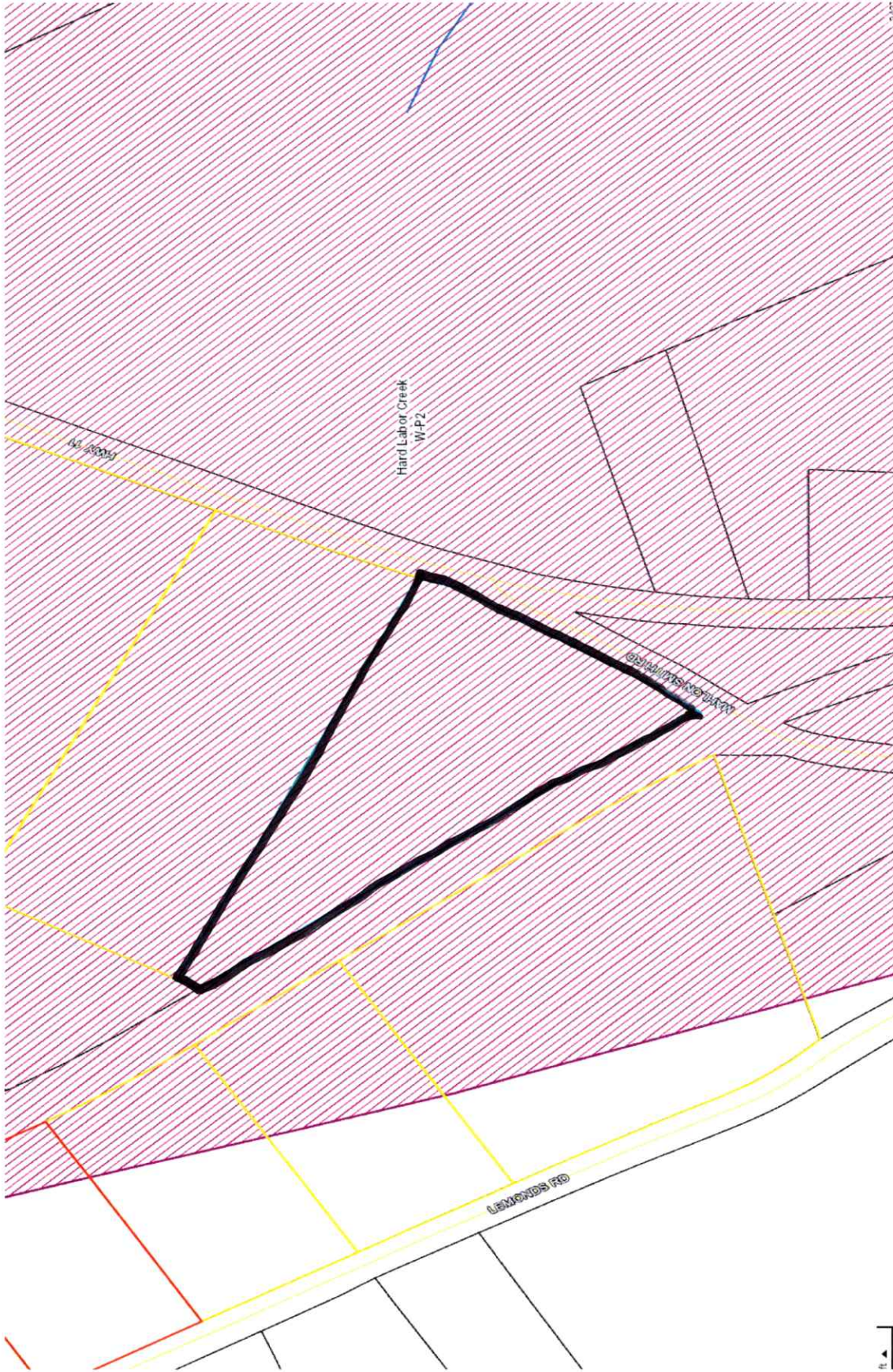
Z22020018 – Hwy 11 & Mahlon Smith Road



Z22020018 – Hwy 11 & Mahlon Smith Road



Z22020018 – Hwy 11 & Mahlon Smith Road





303 South Hammond Dr.
Dept. 460
Monroe, Georgia 30655

Office 770.267.1315
770.267.1311
Fax 770.267.1405

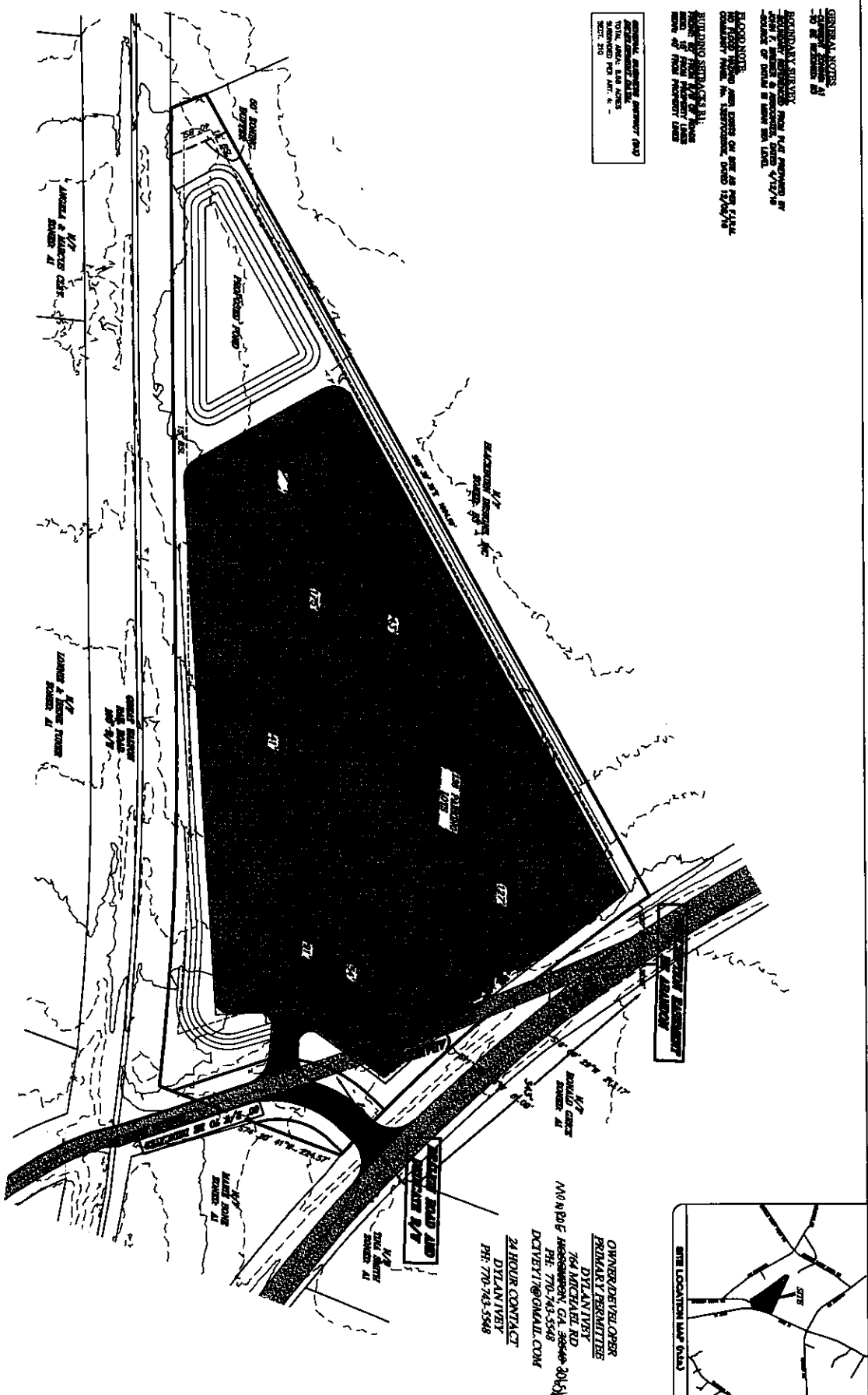
Walton County Fire Rescue

Z22020018
0 Hwy 11
Fire Code Specialist Review
02/15/2022

- 1) All proposed facilities shall meet International Fire Code(2018), Life Safety Code(2018), and the Georgia Accessibility Code
- 2) The code compliance shall be subject to a plan review

Jonathan Fuqua
Fire Code Specialist
Walton County Fire Rescue
470-779-3994

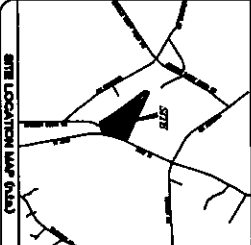
Scale 1" = 50'



GENERAL NOTES:
 1. SEE GENERAL NOTES 101-105.
 2. SEE SPECIFICATIONS 101-105.
BOUNDARY SURVEY:
 ALL BOUNDARY SURVEYS HAVE BEEN PROVIDED BY JOHN W. GARDNER SURVEYING, INC., 12/15/16
 WITH A COPY OF THEIR SURVEY REPORT
FLOOD ZONE:
 ALL FLOOD ZONE AREAS SHOWN ARE BASED ON FEMA FLOOD ZONE MAPS, AND ARE NOT TO BE USED FOR FLOOD DAMAGE PREVENTION PURPOSES.
BUILDING SETBACKS (1):
 SEE CITY ORDINANCE 101-105 FOR MORE INFORMATION.
GENERAL NOTES:
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 TOTAL AREA: 8.16 ACRES.
 SURVEYED PER APT. 6 -
 2017 210

OWNER/DESIGNED BY:
 DYLAN IVESY
 704 HANCOCK RD
 MOUNTAIN VIEW, GA 30049-3002
 PH: 770-465-5568
 DYLANIV@GMAIL.COM

OWNER/DRAWN BY:
 DYLAN IVESY
 24 HOUR CONTACT
 770-465-5568
 DIVERIV@GMAIL.COM



MEZZINE PLAN FOR:
HWY 11 TRUCK PARKING
 LOCATED IN:
 PARCEL: 0168000
 WILTON COUNTY, GEORGIA

Sullins
Engineering, LLC
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS -- LAND PLANNERS

300 WEST MAY STREET
 WOODBRIDGE, GA 30094
 PHONE: (770) 567-2279

DATE	REVISION

Alteration of Zoning Conditions AZ22030003 Staff Analysis

Commission District: 2 Banks

Board of Commissioners Hearing Date: 04-05-2022

Parcel ID: Map C0090003A00 & 29B00

Acreage: 18.00+

Applicant:

**Henderson Fab LLC/Johnny Henderson
2624 Ivory Road
Loganville, Georgia 30052**

Owner:

**James D. Billingsley
Holly S. Billingsley
Norma B. Billingsley
2834 County Line Road
Covington, Georgia 30014**

Property Location: Green Avenue (11 acres will be divided out of C0090029B00 but does not touch Green Avenue) & GA Highway 20 (a small portion of the parent parcel touches Bailey Circle, this portion was not included in the rezone and remains A1.)

Current Character Area: Highway Corridor

Current Zoning: M1

Request: A Rezone was approved on February 1, 2022 (Z21120008) with conditions that:

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

Applicant is requesting that those conditions be amended (See attached letter – Alterations to Zoning which show the following :)

- 1. Eliminate the requirement for an 8' privacy fence between the M1 property and the M2 property owned by Mr. Francisco Gomez, allowing the 2 businesses to erect a security fence of their choice.
- 2. Eliminate the condition for planting Leyland cypress trees along the property line that adjoins Sidney & Linda Gordon, 4027 Bailey Circle (Parcel C0070018 – 5 acres); Trenton Pippin & Khayat Bassam, 4029 Bailey Circle (Parcel C0070019 – 5 acres) & Roy & Carol Davis, Bailey Circle (Parcel C0090029A00 – 5 acres). There are over 400' of mostly evergreen trees between this property line and the residences, making this condition unnecessary. Leyland cypress trees planted in dense woods will not survive.





- 3. Along the property line adjoining the Gordon, Pippin & Davis properties, change the buffer from 125' back to 100' as is standard for this situation (M1 adjacent to A1)
- 4. Allow the 8' privacy fence be placed on the property line instead of inside the buffer, as is standard for this situation (M1 adjacent to A1).

With approval from the property owner, Norma B Billingsley, they are requested for the following change:

- 1. That the buffer between this property and Mrs. Billingsley's property be reduced from 100' to 50'.

Site Analysis: The 18.00+ acre tracts are located Ga Hwy 20 and 11 acres to be divided out of land that touches Green Avenue and a small portion touches Bailey Circle. The surrounding properties are zoned A1, R1, B2, B3 and M2.

Zoning History:

Z21120008	Henderson Fab LLC	Rezone 18.00 + acres from A1 to M1 for steel fabrication and outside storage	C0090003A00 & 29B00 Green Ave & Ga Hwy 20	Approved w/conditions
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Conditions on Z21120008 were:

- 1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday**
- 2. 125' buffer on the residential homes (Green Avenue)**
- 3. 8' fence inside the 125' buffer with Leyland Cypress planted long the buffer in sparse areas.**

Character Area: The character area for this property is Highway Corridor.

Staff Comments/Concerns:

Rezone Application # AZ22030003 Application to Amend the Official Zoning Map of Walton County, Georgia

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

Board of Comm Meeting Date 4/5/22 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0090003A00 + C0090029B00

Applicant Name/Address/Phone # <u>Henderson Fab Johnny</u> <u>2624 Ivory Rd.</u> <u>Loganville, GA 30052</u>	Property Owner Name/Address/Phone <u>James D + Holly S. Billingsley</u> <u>Norma B. Billingsley</u> <u>2834 County Like Rd.</u> <u>Covington, GA 30014</u>
-----------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------

E-mail address: hend26@bellsouth.net (If more than one owner, attach Exhibit "A")

Phone # 770-922-1678 Phone # 770-364-3000

Location: GA Hwy 20 S. of Loganville Requested Zoning M1 Acreage 18.4

Existing Use of Property: Vacant Land A-1

Existing Structures: None

The purpose of this rezone is This application is for an Alteration to Zoning, asking for some of the conditions to be amended. See attached sheet for details.

Property is serviced by the following:

Public Water: Yes Provider: Walton County WSA Well: No

Public Sewer: No 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 3 3 22 Fee Paid \$ N/A per Tracie Malcolm

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 M1 Surrounding Zoning: North A1 South B3
East A1 West ma

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

Commission District: 2-Banks Watershed: Big Haynes W-P1 TMP —

I hereby withdraw the above application _____ Date _____

Alterations to Zoning

I am asking for the following changes to the conditions that were applied to the rezoning at the February commissioners' meeting:

1. Eliminate the requirement for an 8' privacy fence between this M1 property and the M2 property owned by Mr. Francisco Gomez, allowing the 2 businesses to erect a security fence of their choice.
2. Eliminate the condition for planting leyland cypress trees along the property line that adjoins Gordon, Pippin & Davis. There are over 400' of mostly evergreen trees between this property line and the residences, making this condition unnecessary. Leyland cypress trees planted in dense woods will not survive.
3. Along the property line adjoining the Gordon, Pippin & Davis properties, change the buffer from 125' back to 100' as is standard for this situation (M1 adjacent to A1)
4. Allow the 8' privacy fence to be placed on the property line instead of inside the buffer, as is standard for this situation (M1 adjacent to A1)

With approval from the adjacent land owner, Norma B Billingsley, I'm asking for the following change:

1. That the buffer between this property and Mrs. Billingsley's property be reduced the from 100' to 50'.

March 3, 2022

Dear Board of Commissioners:

I'm writing to let you know that I agree to allow the buffer between my property on Green Ave. and the 18.4 acres being purchased by Henderson Fab, to be reduced to 50', with an 8' screened fence along the property line.

Sincerely,

A handwritten signature in blue ink that reads "Norma B. Billingsley". The signature is written in a cursive style with a long horizontal flourish at the end.

Norma B. Billingsley

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z21120008

1. Rezone – Z21120008 – Rezone 18.00+ from A1 to M1 for steel fabrication & outside storage– Applicants: Henderson Fab LLC/Owners: James D, Holly S & Norma B Billingsley– Property located on Green Ave & Ga Hwy 20-Map/Parcel C0090003A00 & 29B00 – District 2.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 TO M1 by HENDERSON FAB LLC for the proposed use OUTDOOR STORAGE OF STEEL BEAMS AND FUTURE BUILDING FOR STEEL FABRICATION, Map/Parcel ID C0090003A00 AND C0090029B00; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on 02-01-2022 and objections were not filed.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application to Amend the Official Zoning Map of Walton County from A1 to M1 in Case No. Z21120008 is hereby APPROVED WITH CONDITIONS.

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

The Board of Commissioners of Walton County, Georgia further directs the County Clerk to enter upon the minutes of the meeting at which this ordinance is adopted the following: “On the 1ST DAY OF FEBRUARY, 2022, by official action of the Board of Commissioners of Walton County, the following changes were made to the Official Zoning Map of Walton County: The zoning classification of Walton County Parcel ID# C0090003A00 AND

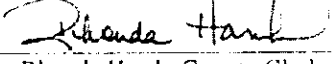
C0090029B00 was changed from A1 TO M1 WITH CONDITIONS:

1. Business hours to be 7:00 a.m. to 7:00 p.m. Monday – Saturday
2. 125' buffer on the residential homes (Green Avenue)
3. 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas.

SO ORDAINED, this 1ST DAY OF FEBRUARY, 2022.

Board of Commissioners of Walton County

By: 
David G. Thompson, Chairman

Attest: 
Rhonda Hawk, County Clerk

**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: Henderson Fab - Johnny Henderson, Pres.

Address: 2624 Ivory Rd, Loganville, GA 30052

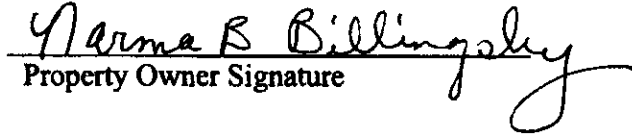
Telephone: 770-922-1678

Location of Property: GA Hwy 20, South of Loganville
Loganville, GA 30052

Map/Parcel Number: C0090-003A-0 and C0090-029B0-0

Current Zoning: A-1 and A-1 Requested Zoning: M-1


Holly S. Billingsley
Property Owner Signature


Norma B. Billingsley
Property Owner Signature

Print Name: James D. and Holly S. Billingsley

Print Name: Norma B. Billingsley

Address: 2834 County Line Rd, Covington, GA 30014 Address: 4030 Bailey Circle, Loganville, GA 30052

Phone #: 770-364-3000

Phone #: 404-309-0639

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


Notary Public 12-2-2021
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;

M-2 Proposed manufacturing of wooden floor trusses
A-1 Agricultural / Residential / Churches
M-1 Steel Fabrication
B-3 Outdoor Storage - automobiles / steel beams
B-2 Tree Service

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

Property values should not be diminished.
There will be plenty of wooded buffer between this property
and residential properties.

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

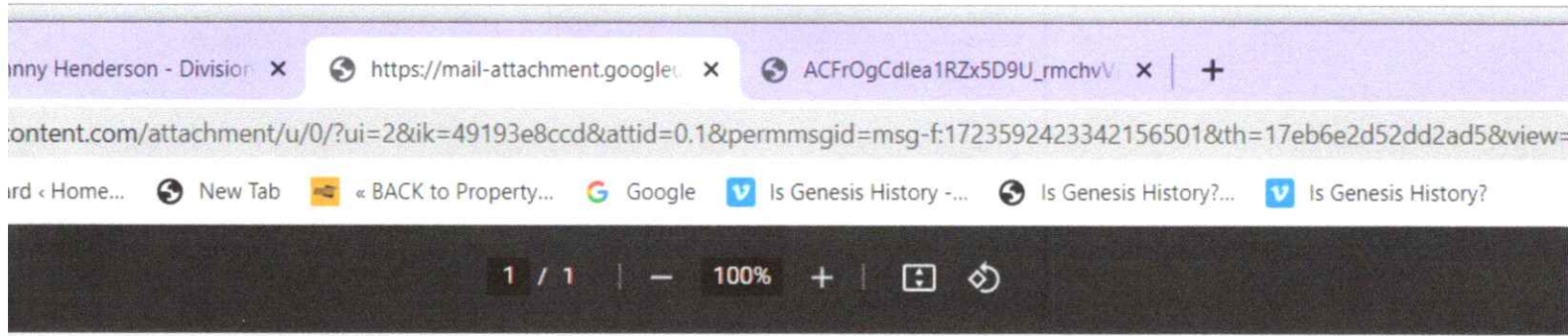
This change in zoning will increase the value of this property
and provide jobs and increased tax revenue.
This should help improve general welfare of the county without
hurting the health or safety of the community.

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

Use of this land by Henderson Fab shall allow the company
to grow and add good paying jobs for the community, in addition
to increasing property tax revenue.

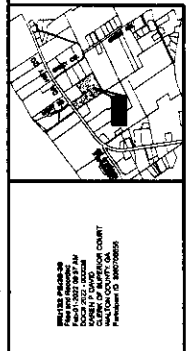
5. The suitability of the subject property for the zoned purposes; and
The property is located conveniently close to our steel fabrication facility. It has direct access to a state highway.

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.
It has been vacant for more than 50 years, possibly as long as as 100 years. There are no high density residential developments nearby. Adjacent properties on the highway and across GA Hwy 20 have been developed for commercial use.



<p>BK:122 PG:39-39 Filed and Recorded Feb-01-2022 09:57 AM DOC# 2022 - 000038 KAREN P. DAVID CLERK OF SUPERIOR COURT WALTON COUNTY, GA Participant ID: 3060706656</p>		<p><i>remaining portion of parcel which is zoned A1</i></p>
<p>RECORDING INFORMATION</p>	<p>LOCATION MAP</p>	
<p>NOTE: THE SURVEYOR HEREON HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD. ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.</p>		

urchase and....pdf ^



LOCATION MAP

Walton County
 Surveying & Engineering
 928 Blacklawn Road
 Conyers, Georgia 30094
 Phone: 770-884-9745

RECORDING INFORMATION

NOTE: THE SURVEYOR HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR ENCUMBRANCES, ENCUMBRANCES, EASEMENTS, TAX LIENS, OR OTHER MATTERS THAT AFFECT THE TITLE OF THE PROPERTY DESCRIBED IN THIS CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY PERSON, PERSONS OR ENTITY THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 14,665 FEET AND AN ANGULAR ERROR OF 077 PER CENT. THIS PLAT WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. THE PLAT WAS CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 604,666 FEET.

This property is in Zone A, Federal Flood Area as delineated by F. J. A. Official Hazard Maps, Flood Map No. 1387400000, Dated: 12-08-2016.

GENERAL NOTES:

- * TOTAL AREA = 18.40 ACRES
- * TOTAL NUMBER OF LOTS = 1
- * SURVEYED AS UNDIVIDED, INDIVIDUAL LEGITIMATE SHARE
- * PRINTED ON A 24" X 36" SHEET
- * SIZE = 1" = 11'

TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIPE SET
- RP RIBBON
- KB KERRAS
- CONC CONCRETE
- GASV GAS VALVE
- P POWER POLE
- PWR POWER LEAD POWER
- WM WATER METER
- PMB POINT OF BEGINNING
- PDC POINT OF COMMENCEMENT
- CL CENTERLINE
- R/W RIGHT-OF-WAY

Surveyor's Certification:

I, the undersigned, being a duly licensed and qualified Surveyor under the laws of the State of Georgia, do hereby certify that this is a true and correct survey and that the facts stated herein are true to the best of my knowledge and belief. I am not providing any warranty or representation, express or implied, for the use of this survey for any purpose other than that for which it was prepared. I am not responsible for any errors or omissions in this survey, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence, active or passive. In testimony whereof, I have hereunto set my hand and the seal of my office on this 12th day of July, 2021, at Conyers, Georgia.

James H. Henderson
 James H. Henderson, Surveyor
 No. 1222, N. E. 22nd Street



RECORDING INFORMATION

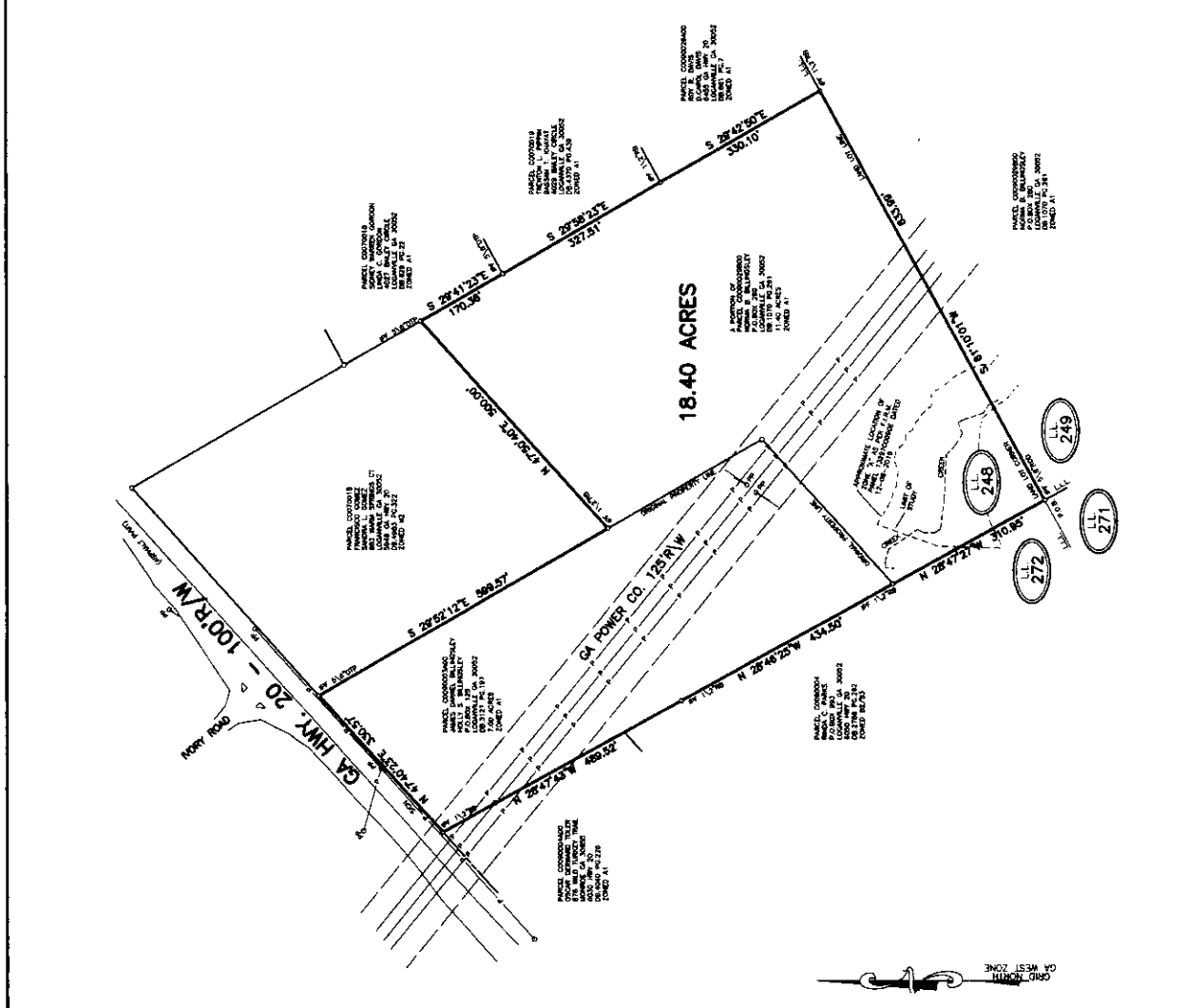
APPROVAL FOR RECORDING:
 THE FOLLOWING GOVERNMENTAL AGENCIES HAVE APPROVED THIS PLAT, IN FULL OR PART FOR RECORDING:

WALTON COUNTY CLERK
 DATE: 2021.11.21 07:58:39 -0500

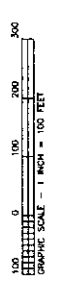
THE PURPOSE OF THIS PLAT IS TO TAKE 1.40 ACRES FROM TAX PARCEL C090029950 AND ADD TO TAX PARCEL C090030300. TAX PARCEL C090029950 WILL NOW HAVE AN AREA OF 3.00 ACRES.

Note: Any and all State waters located on this property are subject to State and county buffers.

OWNER:
 JAMES DARRIEL BILLINGSLEY & HOLLY S. BILLINGSLEY
 308 S 177th St
 Loganville, GA 30002
 PG 103, PG 31



JOHNNY HENDERSON
 DIVISION OF LAND PLAT FOR
 LAND LOT 248 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA
 DATE OF FIELD WORK: 12-14-2021
 EQUIPMENT USED: TRIUMBLE S6



PATRICK & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: 770-884-9745

"NOT FOR FINAL RECORDING"

PROPOSED ZONING: M-1
 PROPOSED USE: OUTDOOR STORAGE OF STEEL
 & FUTURE FABRICATION BUILDING

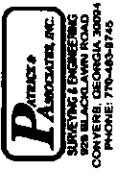
Note: Any and all State waters located on this property are subject to State and County authority.

OWNER:
 PATRICK CROMBIA & COMPANY
 10000 W. 10TH AVENUE
 JAMES OAKS, HILLSDALE & HOLLY S.
 BELL MOBILE
 PO BOX 124
 WALKER, GA 30182
 (770) 217-1177 & (770) 976-2641
 (770) 441-1031

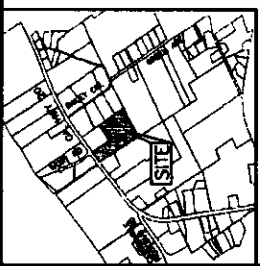
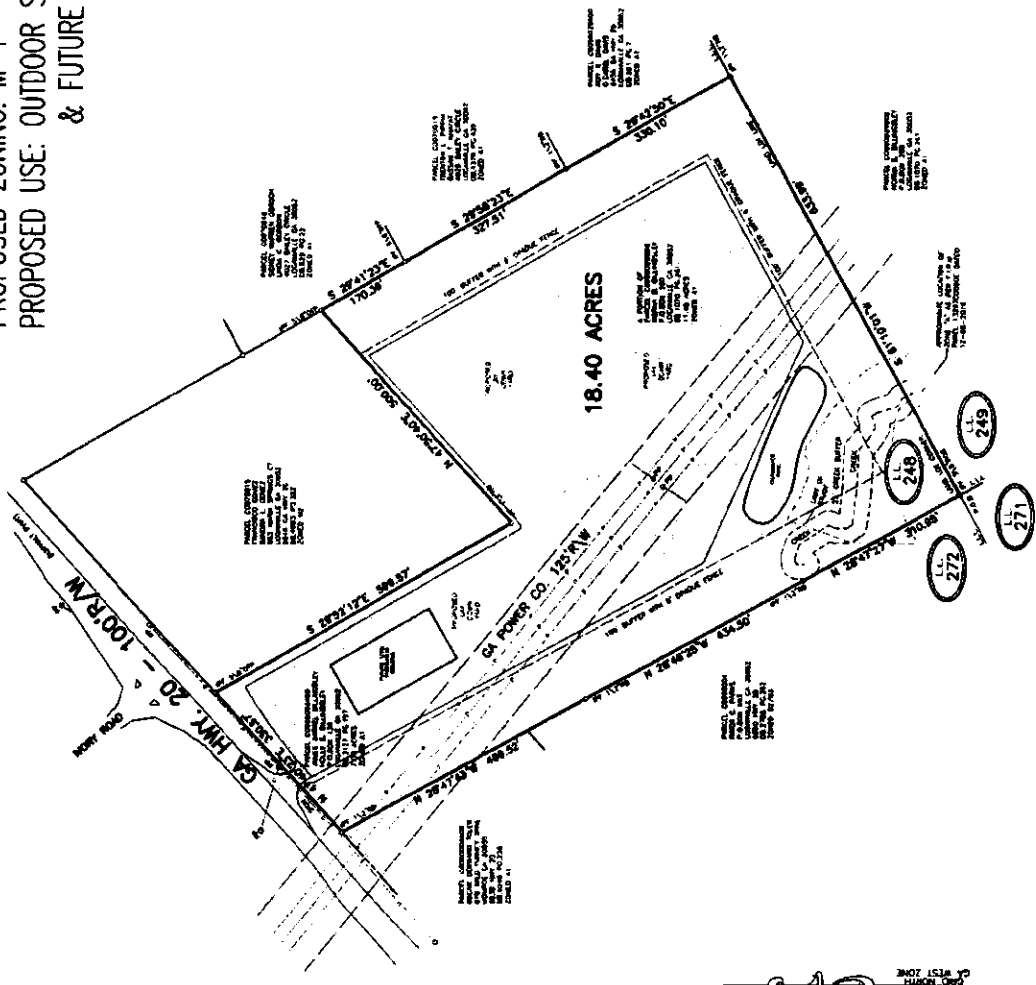
APPLICANT:
 JOHNNY HENDERSON
 2107 WOODBURN ROAD SW
 ATLANTA, GA 30331
 (404) 525-1032



ZONING COUNTY PLANNING
JOHNNY HENDERSON
 LAND LOT 246 - 4TH DISTRICT
 WALTON COUNTY, GEORGIA
 DATE OF FIELD WORK: 12-15-2011
 EQUIPMENT USED: TRIMBLE 58
 100 0 100 200 300
 GRAPHIC SCALE - 1" = 100 FEET



JOB NO. 21-195
 DWG. NO. 35002



LOCATION MAP

This property is a 2006 A Federal Flood Area as indicated by F. A. Official Flood Maps, Flood Map No. 124500000C, dated 12-28-2010.

- GENERAL NOTES:
- TOTAL AREA IS 18.40 ACRES.
 - WATER PROVIDED BY WALTON COUNTY.
 - GAS PROVIDED BY WALTON COUNTY.
 - SEWER BY BROWNS BRANCH SEWER TOWN.
 - ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS IN FEET.
 - DATE: 12-15-2011
 - DRAWN BY: JPH

- TEXT LEGEND
- BF IRON PIN FOUND
 - GP IRON PIN SET
 - OT OPEN TOP PIPE
 - CL CURB
 - GV GAS VALVE
 - P OVERHEAD POWER
 - WM WATER METER
 - WB WATER BATTERY
 - POC POINT OF COMMENCEMENT
 - CL CENTERLINE
 - R/W RIGHT-OF-WAY



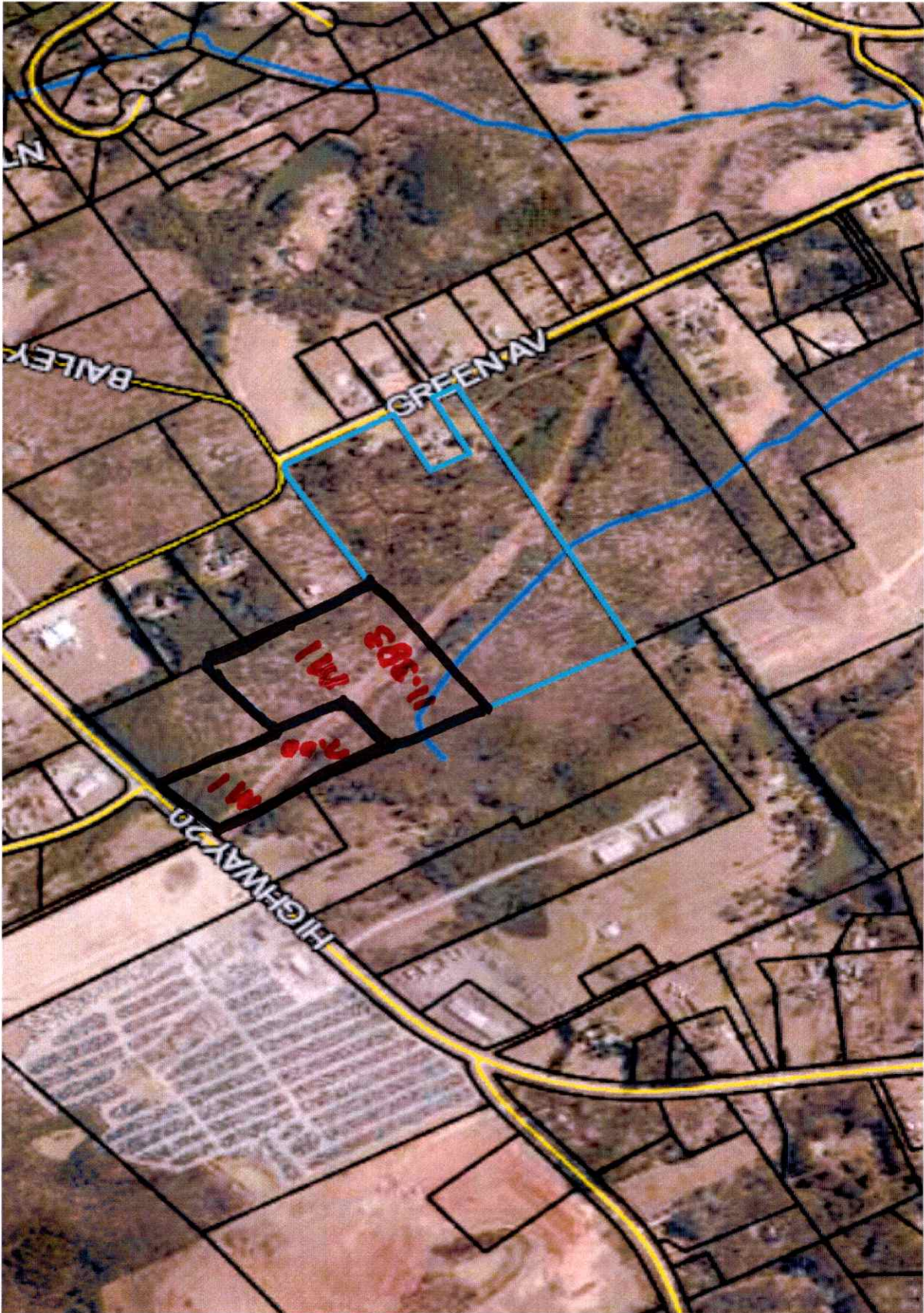


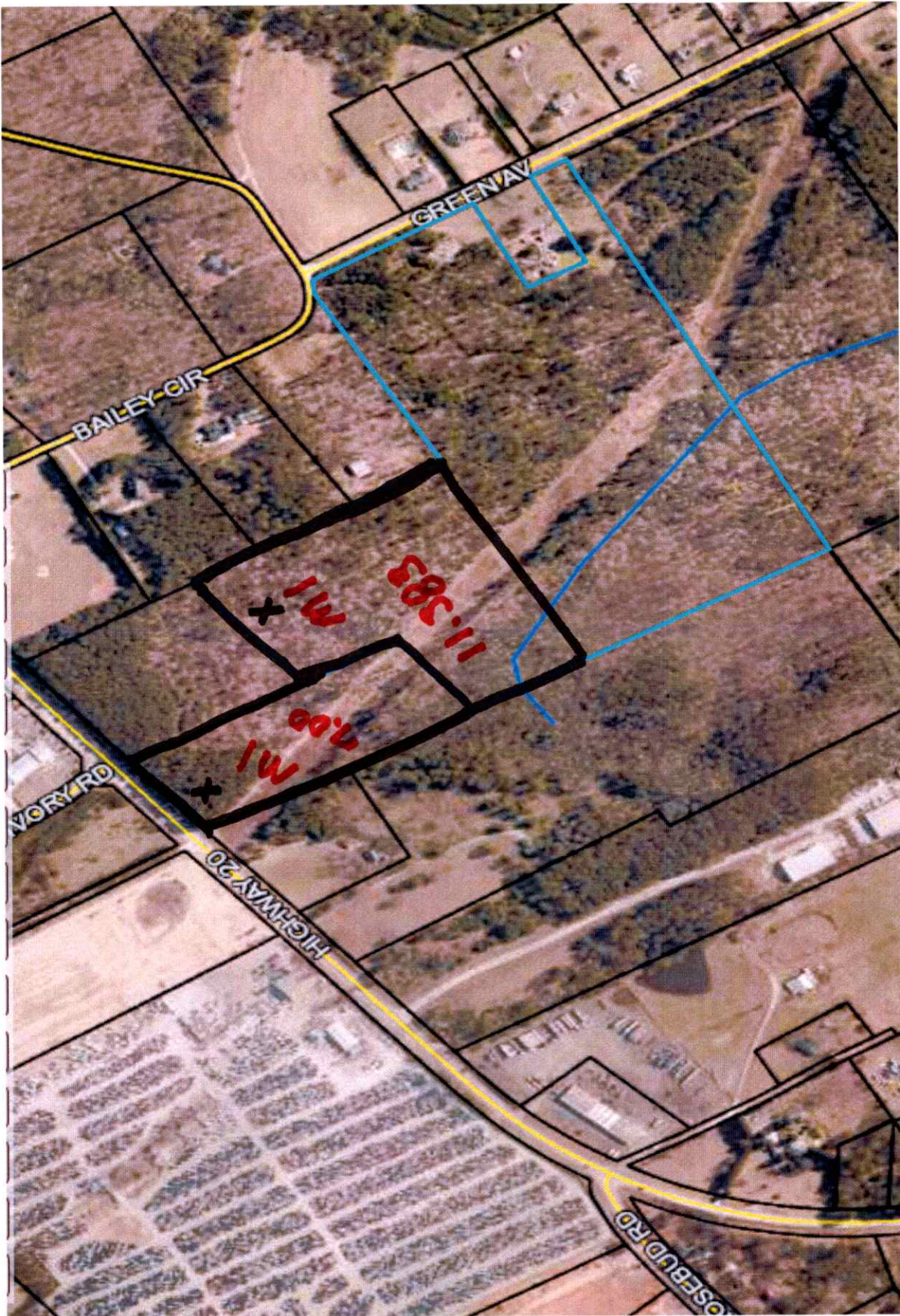
18383 ac. ±

18,383 Ac. ±

O-DENOTES IRON PIN SET

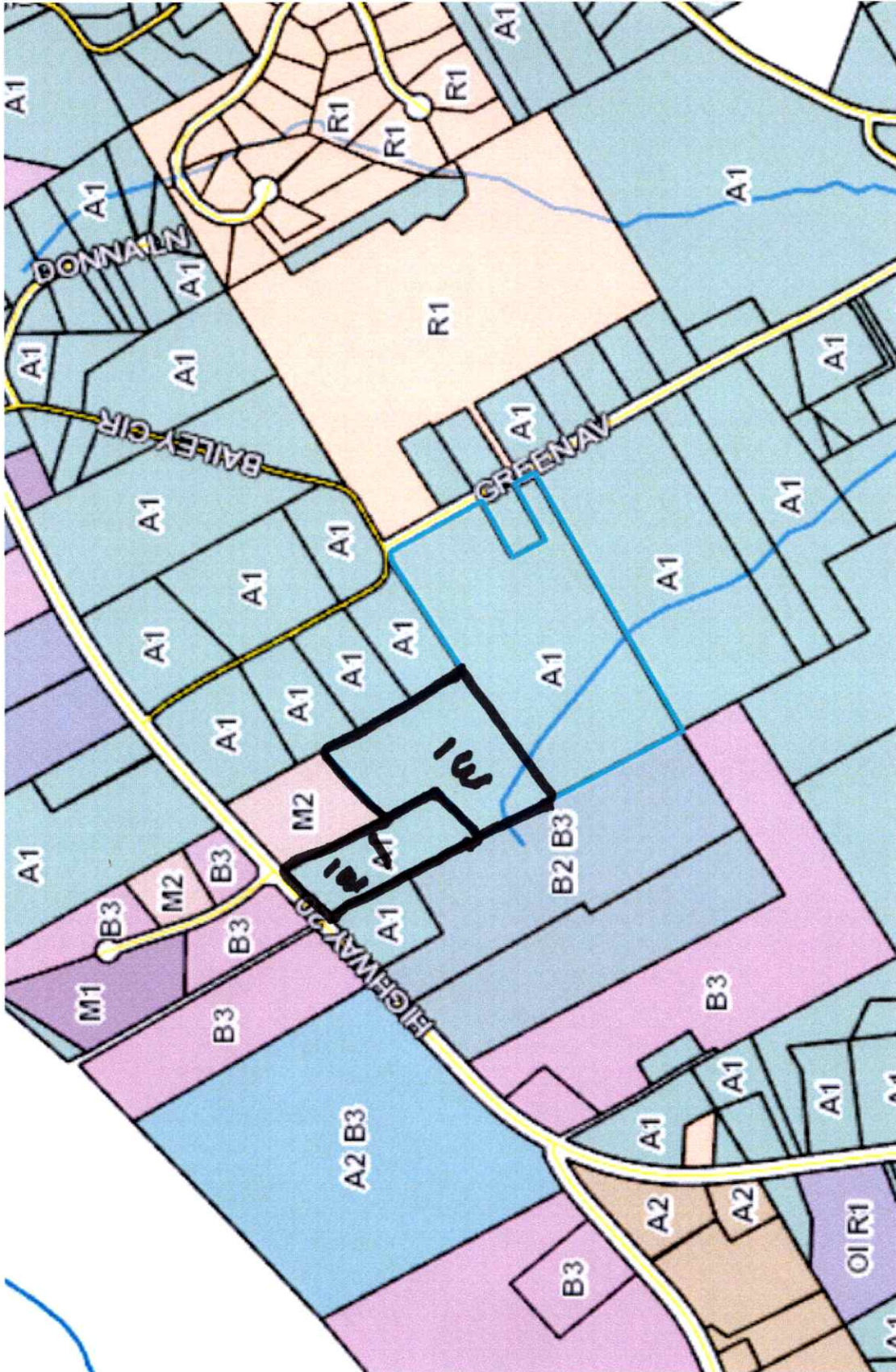
AZ22030003 – Green Avenue/Hwy 20



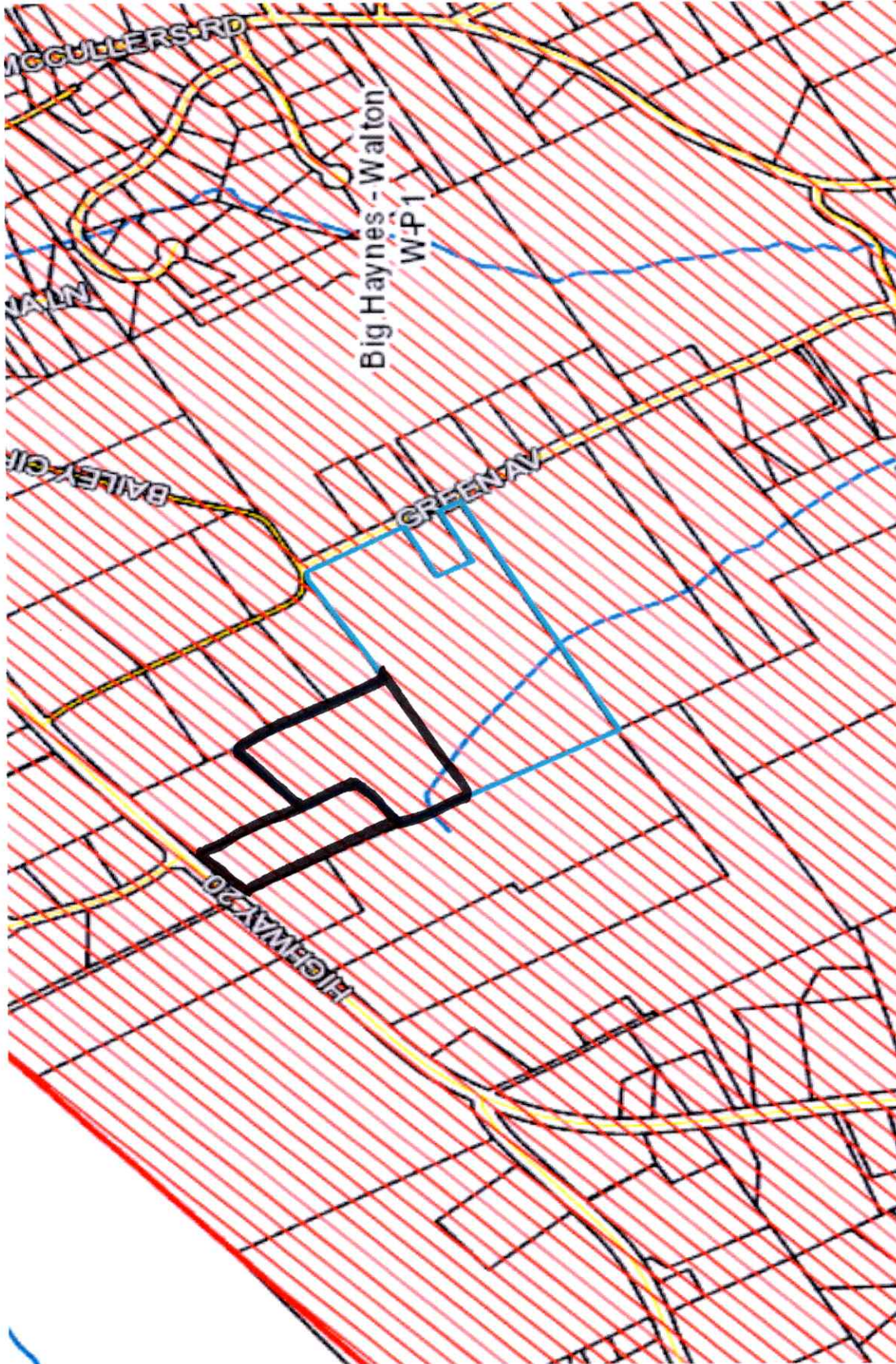


AZ22030003 – Green Avenue/Hwy 20

AZ22030003 – Green Avenue/Hwy 20



AZ22030003 – Green Avenue/Hwy 20



March 1, 2022

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, March 1, 2022 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, Human Resources Director Melissia Rusk, and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

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

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval with condition - Z21120011 - Rezone 1.16 acres from B2 to B3 for major auto repair - Applicants/Owners: Robert & Julie McKelvey - Property located at Willow Springs Church Rd - Map/Parcel C1580075L00 - District 4

Chairman Thompson opened the public hearing on the matter. Commissioner Bradford stated that the applicant was running behind but he was willing to move forward with the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion to approve the rezone with the condition of an 8 ft. fence with vinyl slats per the Planning Commission recommendation. Commissioner Warren seconded the motion and all voted in favor.*

Approval with conditions - Z21120030 - Rezone 3.36 acres from A2 & A2/B1 to B2 for convenience store and medical office building - Applicant: Khalid Javed/Owners: Khalid Javed & Monroe Medical Group LLC - Property located at 1851 & 1865 Hwy 138/HD Atha Rd - Map/Parcels C0760129 & 130 - District 3

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

Motion: Commissioner Shelnutt made a motion to approve with the conditions set by the Planning Commission for a decel lane and a left turn lane on H. D. Atha Road. Commissioner Banks seconded the motion. The motion carried unanimously.

Approval with conditions - Z22010008 - Rezone 3.94 acres from A1 to B3 for major auto repair - Applicant/Owner: Ligil Abraham - Property located at 6030 Hwy 20 - Map/Parcel C0090004A00 - District 2

Chairman Thompson opened the public hearing on the matter. Tiep Huynh with Alcovy Consulting and Engineering spoke for the applicant. He stated that Mr. Abraham would abide by the Planning Commission recommendation. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Banks made a motion to approve the rezone with the Planning Commission recommendation that business hours be Monday – Saturday, 9:00 a.m. to 5:00 p.m. Commissioner Bradford seconded the motion. All voted in favor.

At 6:15 p.m., Commissioner Dixon ask that Teandra Storey be allowed to speak since she had previously signed up to speak during public comment. Ms. Storey voiced her concerns with the Water Department and ask that policy changes be made at the Water Department concerning meter deposits.

ADMINISTRATIVE CONSENT AGENDA

- 5.1. Approval of February 1, 2022 Meeting Minutes
- 5.2. Contracts & Budgeted Purchases of \$5000 or Greater
- 5.3. Declaration of Surplus Property
- 5.4. MOU - City of Monroe - Water Services
- 5.5. MOU - Rockdale Co. - Fire Prevention and Safety Trailer

Motion: Commissioner Adams made a motion to approve the Administrative Consent Agenda. Commissioner Shelnutt seconded the motion. All voted in favor.

FINANCE

Proposed Pay Increase - Board of Equalization Members

Motion: Commissioner Dixon made a motion, seconded by Commissioner Shelnutt to approve the pay increase from \$80 per day to \$90 per day for members and to increase the pay for the Chairman position from \$90 to \$130 per day. All voted in favor.

RESOLUTIONS

Finance Director Milton Cronheim presented the Resolutions.

Resolution – FY22 Budget Amendments

Commissioner Bradford stated he would like to remove item 3 of the amendment summary, \$74,515 for County Administrator/Manager and vote separately on the matter. Chairman Thompson then entertained a motion on items 1 and 2 of the summary.

Motion: Commissioner Adams made a motion, seconded by Commissioner Bradford to approve items 1 and 2 of the Resolution Amendment Summary. All voted in favor.

Motion: Commissioner Banks made a motion, seconded by Commissioner Shelnut to approve item 3 of the Resolution Amendment Summary. Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried and the Resolution was approved.

Resolution - Acceptance of Georgia Dept. of Community Health Grant (EMS) and amending FY 2022 Budget

Motion: Commissioner Bradford made a motion to accept the grant and amend the budget accordingly. Commissioner Shelnut seconded the motion; voted and carried unanimously.

ACCEPTANCE OF BIDS/PROPOSALS

Acceptance of Proposal - Design Services - Walnut Grove Park

Jeff Prine with Ascension Program Management, LLC presented proposals for design services for the Walton Grove Park.

Motion: Commissioner Shelnut made a motion to accept the proposal from Lose Design in the amount of \$79,760.00. Commissioner Banks seconded the motion. All voted in favor.

DISCUSSION

Chairman Thompson discussed meeting with the mayors to propose T-SPLOST be added to the November ballot.

Motion: Commissioner Adams made a motion for the Chairman to begin speaking with the mayors to begin the process for having T-SPLOST added to the November ballot. Commissioner Dixon seconded the motion; voted and carried unanimously.

Proposal to move July 5th Board Meeting to Tuesday, July 12th

Motion: Commissioner Bradford made a motion, seconded by Commissioner Warren to move the July meeting to Tuesday, July 12th. All voted in favor.

EXECUTIVE SESSION

At 6:32 p.m., Commissioner Banks made a motion, seconded by Commissioner Shelnut to enter into Executive Session to discuss hiring personnel and land acquisition. All voted in favor.

Motion: *At 7:04 p.m., Commissioner Warren made a motion, seconded by Commissioner Dixon to re-enter the regular session. All voted in favor. There were no votes taken in Executive Session.*

Motion: *Chairman Thompson made a motion to accept the unanimous decision of the interview panel and hire John Amos Ward, III as County Manager and that he be granted authority to execute the contract. Commissioner Dixon seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

Motion: *Chairman Thompson made a motion to purchase 73.45 acres located at 3866 & 3990 Anglin Road in the amount \$1,469,000.00 expanding the Walnut Grove Park from 160 acres to 233 acres and that he be allowed to enter into an agreement and execute the contract. Commissioner Shelnut seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

ADJOURNMENT

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Adams, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:09 p.m.*

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

DAVID G. THOMPSON, CHAIRMAN

RHONDA HAWK, COUNTY CLERK

Department	Fund	Description	Payee	Amount
Budget Year FY 22				
Various				
	Various	Replenish Funds In Worker's Comp Trust - For the Record	Walton Co. Workers Comp Trust Fund	\$36,696.00
	100	Bridge Maintenance	Lake Country Specialty Milling, LLC	\$11,437.80
	100	Premium for Suppl Life Ins. - March 2022 - For the Record	One America	\$29,965.39
	100	Premium for Suppl Life Ins. - April 2022 - For the Record	One America	\$29,583.19
	100	Postage for March 2022	Postmaster	\$20,000.00
Other Finance				
	9610	610 Replenish Funds in Health Benefits Trust - For the Record	Walton County Health Benefits Trust	\$500,000.00
		610 Replenish Funds in Health Benefits Trust - For the Record	Walton County Health Benefits Trust	\$500,000.00
Board of Commissioners				
	1110	100 Lobbying Services - February 2022	Holland & Knight, LLP	\$17,500.00
Law				
	1530	100 Legal Fees - February 2022- For the Record	Atkinson & Ferguson	\$25,730.87
Data Processing/MIS				
	1535	100 Additional Flash Storage for Primary Servers (12)	Service Express, Inc	\$12,890.00
		100 Laserfiche Annual Renewal - 1/29/2022 - 1/28/2023	MCCI (Laserfiche)	\$15,062.10
Human Resources				
	1540	100 AFLAC Premium - February 2022 - For the Record	AFLAC	\$10,754.71
Risk Management				
	1555	100 Claim #22-41 SO - Foran/Cloud/Whitlow	Sky Collision	\$6,810.80
		100 Claim #22-33 Pub Works - Sumar-Pava Vista & Fed Ex	Nextan Truck Centers	\$25,344.97
		100 Claim #22 Kirven/Thompson	Walton Collision	\$12,227.29
Gen Gov BLDGS				
	1565	100 Roof Repair and Replace	APF Roofing	\$35,948.00
		100 Various Office Furniture	Hon Company	\$10,718.54
		100 Fire Extinguisher Inspections	Advantage Fire Sprinkler	\$6,472.36
Judicial BLDG - SPLOST				
	1565.19	323 Annex 1 - Furniture	Minton-Jones Co.	\$6,823.29

Clerk of Superior Court

2180 100 Jury Fees - March 2022 Clerk of Superior Court \$25,000.00

Probate Court

2450 100 Live Scan Charges - 3/25/2022 Georgia Bureau of Investigation \$5,838.75

Juvenile

2600 100 Indigent Defense Law Office of Leara Morris - Stokes \$8,644.50
 100 Indigent Defense Piner & Maffit \$7,108.50
 100 Indigent Defense Nadine Bailey, P.C. \$5,943.00

Inmate Commissary Fund

3314 213 Toilet Tissue Paper (300qty) Galco Industrial Safety and Supply \$9,750.00

Jail

3325 100 Inmate Medical - May 2022 Correct Health \$101,175.81
 100 Specialty Care Coverage for Inmate Medical Correct Health \$43,571.55
 100 Inmate Medical - April 2022 Correct Health \$101,175.81
 100 Specialty Care Coverage for Inmate Medical Correct Health \$30,144.81
 100 Inmate Meals - February 2022 Kimble's Food By Design, Inc. \$55,177.04
 100 Activation and Monitoring Fee - February 2022 Joe Ray Bonding \$12,970.50
 100 Housed out Inmates - February 2022 Washington County BOC \$12,705.00
 100 Main Breaker Feeding Panels was Repaired T.H. Mize Electric Company \$7,171.00

JAIL-SPLOST

3325.13 322 Design - Direct Expense - Jail Project Precision Planning Inc \$532,120.65
 322 Walton County Public Safety Complex - February 2022 Comprehensive Program Services \$75,000.00

Sheriff

3300 100 Guns with package, adapters and Whip Kits, Scuba Air Fill Kits PepperBall \$8,997.50
 100 Financial Administration Render Ad Services, LLC \$5,562.61

EMS

3610 531 Video Laryngoscope for Monitors The EMS Superstore \$74,800.00
 531 Ambulance Billing - February 2022 Emergency Billing \$17,928.81

Roadways & Walkways

4220 100 Asphalt for Lemonds Road ER Snell Contractor, Inc. \$53,404.00
 100 Concrete Demo/Replace Curb & Gutter, Sidewalk, etc in Various Locations MD Residential, LLC \$19,050.00
 100 Watson Mill Estates Project - LF SpinCast Utility Asset Management, Inc \$86,420.00

Rds & Brdgs - SPLOST 2019

4220.19	323	Asphalt/Deep Patching - Various County Roads	MHB Paving, Inc	\$623,770.00
	323	Asphalt - Ammons Bridge Rd -LMIG	ER Snell	\$121,874.60
	323	Asphalt - Ammons Bridge Rd	ER Snell	\$174,081.60
	323	Asphalt - Azelea Drive - LMIG	ER Snell	\$121,874.60
	323	Asphalt - Gratis - LMIG	ER Snell	\$268,550.00
	323	Asphalt - Gratis - LMIG	ER Snell	\$324,890.00
	323	Asphalt - Hightower Trail Road - LMIG	ER Snell	\$97,565.20
	323	Asphalt - Paddock Road - LMIG	ER Snell	\$121,874.60
	323	Asphalt - North Cross Lane Road - LMIG	ER Snell	\$151,895.00
	323	Asphalt - Sandy Creek Court - LMIG	ER Snell	\$36,546.00
	323	Asphalt - Sandy Creek Road - LMIG	ER Snell	\$219,684.40

Traffic Engineering

4270	100	Road Striping - Various Locations	Peek Pavement	\$8,759.20
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Hard Labor Creek

4405	508	Professional Services - January 1, 2022 - January 31, 2022 - For the Record	Atkinson/Ferguson	\$105.00
	508	Hard Labor Creek O&M - For the Record	Precision Planning, Inc	\$5,542.49
	508	Professional Services February 1, 2022 - February 28, 2022- For the Record	Atkinson/Ferguson	\$350.00
	508	Professional Services - Through 05/26/2021- For the Record	EDEC, Inc	\$600.00
	508	Professional Engineering Services - January 29, 2022 - February 25, 2022 - For the Record	Jacobs Engineering	\$4,951.96
	508	Hard Labor Creek O&M - For the Record	Schnabel Engineering	\$3,440.22
	508	Professional Services through February 28, 2022 - For the Record	Precision Planning, Inc	\$3,351.73

Water

4446	507	2021 Chevrolet Silverado 5500 w/ Utility Bed	Hardy Chevrolet Pontiac	\$69,586.00
	507	Unleaded - Diesel Fuel	Stephens Oil Company Inc	\$6,765.54
	507	Supplies for Service and Main Line Repairs	Consolidated Pipe & Supply Co	\$9,258.52
	507	Big Dog Diablo Mower 60"	Smith Equipment Repair, LLC	\$5,800.00
	507	Various Locations	Utility Service Locations	\$10,303.23
	507	Materials for Meter Installs, Service Line Repairs and Meters	Delta Municipal Supply Co	\$44,882.50
	507	Unleaded - Diesel Fuel	Stephens Oil Company Inc	\$6,035.03
	507	Water Purchased from Newton County - For the Record	Cornish Creek	\$164,273.00
	507	Outsourcing and Postage for Bills	Arista Information Systems, Inc.	\$9,155.31

Solid Waste

4530	540	Tipping Fees - February 2022	City of Monroe Public Works	\$14,714.20
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DFAC Building

5461	201	Fire Extinguisher Inspections	Advantage Fire Sprinkler	\$64.35
Recreation Programs				
6130	100	All-Star Hats Baseball/Softball	Go Sports USA	\$6,360.00
	100	Basketball Uniforms	Scotteez Spiritwear	\$8,955.00
Park Areas				
6220	100	Fire Extinguisher Inspections	Advantage Fire Sprinkler	\$429.00
Parks & Rec, SPLOST 2019				
6220.19	323	South Walton Park Cleaning & Landscape Clearing	Lead Foot	\$8,000.00
Forest Resources				
7140	100	Annual Contribution 127,606 acres x .10/acre	Georgia Forestry Commission	\$12,761.00
				\$5,280,674.43

Summary of Actions Taken at the March 3, 2022 Meeting of the Walton County Water and Sewerage Authority

- Agenda of March 3, 2022 Meeting approved.
- Minutes of the August 11, 2021 Meeting and the November 16, 2021 Meeting approved.
- Authorized PPI to solicit proposals for dam site mowing and authorized the Executive Committee to review and approve the lowest and best bid.
- Approved proposal from Nelson Environmental, Inc. for 2022 Biomonitoring and Habitat Assessment in an amount not to exceed \$31,355.29.
- Approved 5-year Agreement (2022-2026) with USGS for Operation and Maintenance of Stream Flow Gauge 02218900, located on the Apalachee River at Snows Mill Road in the amount of \$77,800.00. Said operation and maintenance is required by the Georgia EPS Water Withdrawal Permit Conditions.

Walton County Miscellaneous Surplus

Item 7.4.

Items released as County Surplus Property on 29th day of March , 2022

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	Traffic Operations	2000 Ford F-250	1FDNX20LXYEB27212
1	Water	1998 John Deere Backhoe 310E	T0310EX853468
1	Public Works	Ditch Witch 2310DD	3E0620
2	District Attorney	Broken Desk Chairs	
1	District Attorney	Wooden Shelf	
1	District Attorney	VCR (Not Working)	
1	District Attorney	DVD Player (Not Working)	
2	District Attorney	HP Monitors (Not Working)	
3	District Attorney	Monitor Stands	
1	District Attorney	Keyboard	
2	Human Resources	Benches	
1	Human Resources	Chair	
3	District Attorney	Old Box TV/DVD/VCR Combos	
2	Plan. & Dev.	Office Chairs (Broken)	
2	Facilities	Folding Chairs (Broken)	

**CONTRACT FOR ACQUISITION OF RIGHT OF WAY
FEDERAL OR STATE-AID PROJECT
Non-Reimbursable**

**PROJECT: N/A
LOCAL GOVERNMENT: Walton County
STATE ROUTE: SR 138
LOCAL GOVERNMENT ROAD: N/A
P. I. NO.: 0015421**

**STATE OF GEORGIA
COUNTY OF WALTON**

This Agreement made and entered into this ____ day of _____, _____ by and between the **DEPARTMENT OF TRANSPORTATION** (hereinafter called the **DEPARTMENT**) and the **WALTON COUNTY** (hereinafter called the **LOCAL GOVERNMENT**).

- CFDA # 20.205 Highway Plan and Construction Cluster**
- CFDA # 20.219 Recreation Trails Program**

WITNESSTH THAT:

WHEREAS, the **DEPARTMENT** and the **LOCAL GOVERNMENT** propose to let to construction the above indicated project located on **SR 138 @ SR 10/US 78**, without cost to the **DEPARTMENT** except as hereinafter specified; and

WHEREAS, the **DEPARTMENT** is authorized to enter into this contract with the **LOCAL GOVERNMENT** by virtue of Section 32-2-2 (a) of the Official Code of Georgia Annotated; and

WHEREAS, the **LOCAL GOVERNMENT** is authorized to enter into this contract by virtue of Sections 32-3-3 (e), 32-4-41 (5), 32-4-42 (a) and 32-4-61 of the Official Code of Georgia Annotated and that certain resolution of the Board of Commissioners adopted the ____ day of _____, _____ ; and

WHEREAS, said rights of way are to be acquired by the **LOCAL GOVERNMENT** in accordance with certain specified requirements of the Federal-Aid Highway Act of 1970, as amended, and regulations of the **DEPARTMENT** in order for the construction cost of said project to be eligible for Federal participation; and

NOW, THEREFORE, in consideration of Ten (\$10.00) Dollars in hand paid to the **LOCAL GOVERNMENT**, the receipt of which is hereby acknowledged, and the mutual promises and covenants hereinafter set out, the **DEPARTMENT** and the **LOCAL GOVERNMENT** agree as follows:

ITEM I

The **LOCAL GOVERNMENT** shall ensure at the time of closing that the legal descriptions and plats in hand reflect the latest revised or current required right of way and/or easements.

Rights of way lying on a designated state or federal route (on-system) are to be acquired in the **DEPARTMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed. Rights of way lying on a designated state or federal route (on-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and then transferred to the **DEPARTMENT** by quit claim deed after the condemnation is complete and after the **LOCAL GOVERNMENT** has full and final possession of the right of way. Rights of way lying on a non-designated state or federal route (off-system) are to be acquired in the **LOCAL GOVERNMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed and remain in the **LOCAL GOVERNMENT'S** name. Rights of way lying on a non-designated state or federal route (off-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and remain in the **LOCAL GOVERNMENT'S** name.

The **LOCAL GOVERNMENT** is responsible for properly flagging, staking, and marking all required right of way and all required easement (temporary or permanent) surveyed boundary lines **PRIOR** to the appraiser inspecting and appraising the property and **PRIOR** to the on-site Negotiation Agent meeting with the property owner to review the required right of way and/or required easement(s).

Each valuation and damage expert utilized on this project must be selected from the **DEPARTMENT'S** "Approved Appraiser List". The **DEPARTMENT** shall review and approve each selection prior to the **LOCAL GOVERNMENT** contracting with the appraiser. All appraisals will be submitted to the **DEPARTMENT** for review, for approval and to establish fair market value prior to negotiations.

ITEM II

The **LOCAL GOVERNMENT** will provide without cost to the **DEPARTMENT**, all legal counsel and services associated with the Acquisition of Rights of Way, including, but not limited to, the preparation and filing of all condemnation petitions in the name of the **LOCAL GOVERNMENT**.

ITEM III

The **LOCAL GOVERNMENT** will without cost to the **DEPARTMENT**, demolish and remove in their entirety all buildings, walls, fences, gates, underground storage tanks, signs or any other improvement or structures of any nature or description, lying wholly or partially situated within the right of way and/or easement area. The demolition and removal shall be in accordance with procedures approved by the **DEPARTMENT**.

Any and all contaminated properties will require **DEPARTMENT** approval before being acquired by the **LOCAL GOVERNMENT**.

The **LOCAL GOVERNMENT** also agrees and binds itself in accordance with Title 40 of the Georgia Code, that it will not pass any laws, rules, regulations or ordinances which penalize, hinder or otherwise obstruct the free movement of vehicular traffic on said roadway, including angle parking, nor erect any traffic signals, towers, lights on said right of way without written consent of the **DEPARTMENT**.

ITEM IV

During the life of this contract and prior to completion of the construction work and final acceptance of the project by the **DEPARTMENT**, the **LOCAL GOVERNMENT** agrees not to use convict labor in any way on or in connection with this project.

ITEM V

To the extent allowed by law, the **LOCAL GOVERNMENT** will without cost to the **DEPARTMENT**, defend and hold harmless the **DEPARTMENT** for any and all suits, if any should arise, involving property titles associated with the acquisition of Rights of Way, including any liability or consequential damages resulting from personal injury, property damages, or inverse condemnation related thereto, except that which is the result of the sole negligence of the **DEPARTMENT**.

ITEM VI

Once the environmental clearance is obtained and the right of way plans are approved, the **LOCAL GOVERNMENT** can begin acquisition activities; however, if the approved environmental document is not current within six (6) months from the plan approval date, an environmental re-evaluation will be required and right of way negotiations and acquisition cannot be initiated until the approval of the re-evaluation.

ITEM VII

The **LOCAL GOVERNMENT** will, in the right of way acquisition procedure, observe and comply with Title 49 Code of Federal Regulations Part 24; Title 23 Code of Federal Regulations Part 710; Georgia Laws 1972, p. 931, as amended; and, in accordance with the requirements as outlined in the Relocation Assistance Manual prepared by the **DEPARTMENT**. The **LOCAL GOVERNMENT** will be responsible for making payments to owners as required under this procedure for any incidental expenses for the transfer of real property for rights of way purposes and any other moving and relocation expenses as required under the law and determined to be proper by the **DEPARTMENT**. Appeals of relocation assistance benefits will be submitted to the **DEPARTMENT** for review. Response to an appeal will be the responsibility of the **DEPARTMENT**. The **LOCAL GOVERNMENT** will, in their acquisition of the right of way, comply with the procedures set forth in Attachment No. 1 - Memorandum of Instructions, attached hereto. During the performance of this contract, the **LOCAL GOVERNMENT** will also comply with the Regulations of the U. S. Department of Transportation relative to nondiscrimination in State Aid or Federally-assisted programs of said Department in accordance with the stipulations as indicated under APPENDIX A and APPENDIX E of Attachment No. 2, attached hereto.

The **LOCAL GOVERNMENT** shall also comply with all provisions as set forth in Attachment No. 2 - The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances, DOT Order No. 1050.2A, attached hereto, inclusive of APPENDIX A, APPENDIX B, APPENDIX C, APPENDIX D, and APPENDIX E of Attachment No. 2.

ITEM VIII

Where determined to be desirable by Department Inspectors, the **LOCAL GOVERNMENT** will provide without cost to the **DEPARTMENT**, rodent control measures as required by the U.S. Department of Transportation prior to the demolition or removal of improvements located within the right of way of the project. The measures employed shall be in accordance with procedures approved by State and local laws and regulations governing rodent control.

ITEM IX

The **LOCAL GOVERNMENT** will make ample provisions each year for the proper maintenance of said roadway after completion of the proposed improvements for off-system projects.

ITEM X

This contract is the total agreement between the **DEPARTMENT** and the **LOCAL GOVERNMENT** and no modification of this contract shall be binding unless attached hereto and signed by both the **DEPARTMENT** and the **LOCAL GOVERNMENT**. No representation, promise or inducement not included in this contract shall be binding upon either the **DEPARTMENT** or the **LOCAL GOVERNMENT**.

ITEM XI

- 1. **TIME IS OF THE ESSENCE IN THIS CONTRACT.**
- 2. **TERM OF CONTRACT. UNLESS OTHERWISE AMENDED BY THE MUTUAL WRITTEN AGREEMENT OF THE PARTIES HERETO, THIS CONTRACT WILL EXPIRE NO LATER December 31, 2023.**
- 3. This Agreement is made and entered into in Fulton County, Georgia, and shall be governed and construed under the laws of the State of Georgia.
- 4. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
- 5. This Agreement shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, successors and assigns.
- 6. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.
- 7. The Preamble, Recitals, Exhibits, Addendums and Appendices hereto are a part of this Agreement and are incorporated herein by reference.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK}

IN WITNESS WHEREOF, this instrument has been and is executed on behalf of the **DEPARTMENT** by the Commissioner of the **DEPARTMENT** and on behalf of **LOCAL GOVERNMENT** being duly authorized to do so by the Board of Commissioners.

Executed on Behalf of the
**GEORGIA DEPARTMENT OF
TRANSPORTATION**

Executed on Behalf of
WALTON COUNTY

this ____ day of
_____, 20 ____.

this ____ day of
_____, 20 ____.

COMMISSIONER

BOARD OF COMMISSIONER CHAIRMAN

This Contract was approved by the
Walton County Board of Commission at
a meeting held this the

ATTEST:

_____ day of _____, 20 ____.

TREASURER

CLERK OF THE BOARD OF
COMMISSIONERS

RESOLUTION OF THE LOCAL GOVERNMENT

STATE OF GEORGIA

WALTON COUNTY LOCAL GOVERNMENT

BE IT RESOLVED by the Walton County **LOCAL GOVERNMENT** Board of Commissioners and it is hereby resolved, that the foregoing attached Agreement, relative to **P.I. 0015421**, located in Walton County be entered into by the **LOCAL GOVERNMENT** Board of Commissioners, and that _____ as Board of Commissioner Chairman, and _____ as Clerk of the Board of Commissioners, be and they are, thereby authorized and directed to execute the same for and in behalf of said Board of Commissioners.

PASSED AND ADOPTED, this _____ day of _____, 20 _____.

ATTEST:

CLERK OF THE BOARD OF
COMMISSIONERS

BY: _____
WITNESS

STATE OF GEORGIA

WALTON COUNTY

I, _____ as Clerk of the Walton County Board of Commissioners do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office, and was passed by the Board of Commissioners.

Witness by hand and official signature, this the _____ day of _____, 20 _____.

BY: _____
CLERK OF THE BOARD OF COMMISSIONERS

ATTACHMENT NO. 1**MEMORANDUM OF INSTRUCTIONS**

These instructions are to set forth the procedures necessary for the Political Subdivisions of the State of Georgia to follow when acquiring right of way on highway projects where it is proposed to acquire or construct said project with Federal participation for on system projects. On systems projects are those on designated state or federal routes. The Political Subdivision shall make every effort to acquire expeditiously all real property when authorized to proceed.

The Political Subdivision may, when they consider it appropriate, attempt to secure the right of way by donation. To assure the property owner is fully informed of his rights, the request for donation must be made in writing and also set forth that they are entitled to receive just compensation, if they so desire. A letter prepared by the Department will be made available to use as a guide. If a property owner requests payment of just compensation, the provisions of paragraph one (1) must be followed.

Nothing herein shall be construed to prevent a person whose real property is being acquired from making a gift or donation of such property, or any part thereof, or of any compensation paid therefore, after such person has been fully informed of his right to receive just compensation for the acquisition of his property.

1. At the initiation of negotiations each owner must be fully informed of his right to receive just compensation for the acquisition of his property. In order to assure just compensation is being offered, the following steps must be taken:
 - A) A General Certified Appraiser and other valuation damage experts, who is on the Department's approved list, must utilize an appropriate valuation method (appraisal/data book/cost estimate) as determined by the Department.
 - B) The appraiser must give the owner or his designated representative an opportunity to accompany him during his inspection of the property. A statement is to be in the report that this opportunity was provided.
 - C) The report must be adequately documented to support the conclusion of the appraiser and shall be prepared in accordance with the guidelines set forth by the Department.
 - D) The Department must review the appraisal and approve in writing the estimated amount of just compensation to be offered to the property owner.
 - E) The offer must be made in writing for the full amount of the aforesaid estimate of just compensation. Where appropriate, the written offer must state separately the amount for the real property being acquired and the amount attributable to damages to the remaining property.
2. No person occupying real property shall be required to move from his home, farm, or business without at least three (3) months written notice or two (2) months written notice from the time of the closing or condemnation.
3. The Department will furnish copies of letters, settlement and disbursement statements and such other forms as it may deem necessary or desirable.
4. Copies of all letters, forms, deeds and status reports used in the acquisition of Rights of Way for this project must be forwarded to the Department upon request, for future reference.
5. The LOCAL GOVERNMENT will be responsible for determining benefits and preparing relocation assistance packages. Packages must be submitted to the Department for review and approval prior to offers of benefits being made.
6. Any consultant contracted for negotiation services for the acquisition of right of way for the LOCAL GOVERNMENT must hold either a Real Estate License and be affiliated with a broker, or hold a Real Estate Brokers License in accordance with Title 43, Chapter 40 of the Official Code of Georgia Annotated. Said consultant must attend any present and all future mandatory training classes required by the DEPARTMENT.

APPENDIX "A"

- A. **COMPLIANCE WITH REGULATIONS:** The contractor shall comply with the regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Codes of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the regulations), which are herein incorporated by reference and made a part of this contract.
- B. **NONDISCRIMINATION:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color or national origin in the selection and retention of sub- contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the regulations, including employment practices when the contract covers a program set forth in APPENDIX "B" of the regulations.
- C. **SOLICITATIONS FOR SUB-CONTRACTS, INCLUDING PROCUREMENT OF MATERIALS AND EQUIPMENT:** In all solicitation either by competitive bidding or negotiation made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the regulations relative to nondiscrimination on the grounds of race, color or national origin.
- D. **INFORMATION AND REPORTS:** The contractor shall provide all information and reports required by the regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such regulation or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- E. **SANCTIONS FOR NONCOMPLIANCE:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
1. Withholding of payments to the contractor or under the contract until the contractor complies, and/or
 2. Cancellation, termination or suspension of the contract, in whole or in part.
- F. **INCORPORATION OF PROVISIONS:** The contractor shall include the provisions of Paragraphs "A" through "F" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the regulations, or directives issued pursuant thereto. The contractor shall take such

action with respect to any sub-contract or procurement as the State Department of Transportation or Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request the State Department of Transportation to enter into such litigation to protect the interest of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interest of the United States.

**The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination
Assurances
DOT Order No. 1050.2A**

The Georgia Department of Transportation (herein referred to as the "Recipient"), **HEREBY AGREES THAT**, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration, is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.F.R. Part 21 (entitled Non-discrimination in Federally-Assisted Programs Of The Department Of Transportation-Effectuation Of Title VI Of The Civil Rights Act Of 1964);
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or ort/v/ty, "for which the Recipient receives Federal financial assistance from DOT including the Federal Highway Administration.

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Non-discrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non- discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Federal Highway Program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in §§ 21.23(b) and 21.23(e) of 49 C.F.R. § 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests for Proposals for work, or material subject to the Acts and the Regulations made in connection with all Federal Highway Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding *source*:

"The Georgia Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."
3. The Recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, *use*, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the Recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
 - a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvement thereon, in which case the Assurance obligated the Recipient, or any transferee for the longer of the following periods:
 - a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
 - b. the period during which the Recipient retains ownership or possession of the property.

- 9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
- 10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the Georgia Department of Transportation also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the Georgia Department of Transportation access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by Georgia Department of Transportation. You must keep records, reports, and submit the material for review upon request to the Georgia Department of Transportation, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

Georgia Department of Transportation gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Federal Highway Program. This ASSURANCE is binding on Georgia, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Federal Highway Program. The person(s) signing below is authorized to sign this ASSURANCE on behalf of the Recipient.

Georgia Department of Transportation
(Name of Recipient)

by 
(Signature of Authorized Official)

DATED 07/15/20

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, (hereinafter referred to as DOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non- discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Federal Highway Administration) as appropriate and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the GDOT will accept title to the lands and maintain the project constructed thereon in accordance with and in compliance with **Title 23 U.S. Code § 107**, the Regulations for the Administration of Federal Aid for Highways; the policies and procedures prescribed by the Federal Highway Administration of the U.S Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the GDOT all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto GDOT and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the GDOT, its successors and assigns.

The GDOT, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that GDOT will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non- discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the GDOT pursuant to the provisions of Assurance 7(a):

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:
 - 1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
- B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, GDOT will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
- C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the GDOT will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by GDOT pursuant to the provisions of Assurance 7(b):

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, GDOT will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

- C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, GDOT will there upon revert to and vest in and become the absolute property of GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contract No. and Name: PI 0015421

Name of Contracting Entity: Walton County

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the Georgia Department of Transportation has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the Georgia Department of Transportation at the time the subcontractor(s) is retained to perform such service.

EEV / E-Verify™ User Identification Number

Date of Authorization

BY: Authorized Officer or Agent (Name of Person or Entity)

Date

Title of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

DAY OF , 20

[NOTARY SEAL]

Notary Public

My Commission Expires:

* or any subsequent replacement operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603

Walton County Department Agenda Request

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

Department Head/Representative: **Tammy Kirk**

Meeting Date Request: **04/05/22**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Inmate Phone agreemnt extension**

Wording For Agenda: **Agreement for Inmate phone to provide equipment for extension.**

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of agreement**

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

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

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:

INMATE TELECOMMUNICATIONS AGREEMENT
Addendum Number 4

This 3rd Addendum, dated the ____ of _____, 2022, between Walton County and the Sheriff of Walton County of the one part, hereinafter "Sheriff," and Pay Tel Communications, Inc. of the other part, hereinafter "Pay Tel" modifies the Inmate Telecommunications Agreement dated January 8, 2002 as amended by the Addendum 1 dated April 25, 2005; Addendum 2 dated March 30, 2019; and Addendum 3 dated February 19, 2020 (collectively referred to as the "Agreement").

For and in consideration of the mutual promises and covenants contained herein, Pay Tel and Sheriff hereby agree to modify the Agreement as follows:

1. **3.0 Term.** The current term ending March 12, 2025, will be extended two (2) years, to and including March 12, 2027. After the renewed term this Agreement shall be automatically renewed for successive five (5) year terms unless written notice of intent to terminate is given by either party no more than 120 days and not less than 60 days prior to the expiration of the then current term. Notwithstanding the above, Sheriff reserves the right to cancel the Agreement without cause upon thirty (30) days' notice. Section 3.1 of the Agreement is deemed amended consistent with the foregoing


3. **5.0 Equipment and Services Provided by Pay Tel.** This section is hereby updated to reflect the following changes to paragraph 5.9, relating to the provision of tablets.

5.9 Pay Tel will upgrade the existing intelTABLET™ solution to provide sufficient equipment to accommodate a 1:1 ratio of inmates to tablets. With the expanded deployment, Sheriff agrees to permit full tablet access throughout the day and to continue to participate in the Quality Assurance Program with the goal of maximizing tablet access, managing tablet inventory and discouraging tablet damage. The tablet upgrade and expansion will be completed at no cost to Sheriff.

All other Agreement terms shall remain unchanged.

WALTON COUNTY, GEORGIA:

PAY TEL COMMUNICATIONS, INC.:

By: 

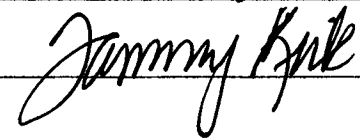
By: _____

By: Joseph I. Chapman (Printed)
Authorized Agent for Sheriff

By: Vincent Townsend (Printed)
President, Pay Tel Communications, Inc.

Date: 3-3-22

Date: _____

Attest: 

Attest: _____

Account Manager: Jordan Strong

ENCROACHMENT AGREEMENT FOR EASEMENT

L. F. # _____
APPLICATION # 183590

SUBJECT: DOYLE – WINDER PRIMARY 230KV TRANSMISSION LINE RIGHT OF WAY

The **GEORGIA POWER COMPANY**, hereinafter called the "Power Company," hereby consents for **Walton County Board of Commissioners**, hereinafter called the "Undersigned," to use an area within the Power Company's subject electric transmission line right(s)-of-way described as follows:

Said right(s)-of-way being one hundred eighty seven and one half feet (187.5') in width and extending in part through Land Lot(s) **125, 3rd District**, of **Walton County**, Georgia, on which the Power Company has constructed and now maintains and operates said electric transmission line(s) by virtue of certain easements heretofore acquired by the Power Company. The said right(s)-of-way are shown on plat attached hereto and made a part hereof as **Exhibit A**.

The use of the area by the Undersigned within said right(s)-of-way, pursuant to this consent, shall be limited to the construction, operation and maintenance of an underground water line at the location and to the extent as shown on said attached plat. It is specifically understood that no buildings or other obstructions of any type will be permitted within or on the subject transmission line right(s)-of-way.

The plans and specifications as submitted by the Undersigned meet the Power Company's approval provided the Undersigned conforms to the following terms and conditions:

1. The Undersigned agrees to obtain all necessary rights from the owners of the lands crossed by the Power Company's right(s)-of-way.
2. The Undersigned agrees to use said area within the Power Company's right(s)-of-way in such a manner as will not interfere with the Power Company's activities and facilities as now, or hereafter, exist thereon (hereinafter Power Company's "activities" and "facilities").
3. The Undersigned agrees that the use of Power Company's right(s)-of-way as herein provided shall in no way affect the validity of the Power Company's easement(s) and shall in no way modify or restrict the use or rights of the Power Company, its successors or assigns, in and to the area to be used. The Undersigned acknowledges the Power Company's right and title to said easement(s) and the priority of the Power Company's right of use and hereby agrees not to resist or assail said priority.
4. The use of said area within said right(s)-of-way by the Undersigned shall be at the sole risk and expense of the Undersigned, and the Power Company is specifically relieved of any responsibility for damage to the facilities and property of the Undersigned resulting or occurring from the use of said right(s)-of-way by the Power Company as provided herein. The Undersigned covenants not to sue Power Company in that instance.
5. The Undersigned hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Undersigned from using any tools, equipment or machinery within ten (10) feet of the Power Company's overhead conductors. The Undersigned agrees to comply with Official Code of Georgia, Section 46-3-30, et. seq. (HIGH-VOLTAGE SAFETY ACT), and any and all Rules and Regulations of the State of Georgia promulgated in connection therewith, all as now enacted or as hereinafter amended; and further agrees to notify any contractor(s) that may be employed by the Undersigned to perform any of the work referred to in this Agreement of the existence of said code sections and regulations by requiring said work to be performed in compliance with said code sections and regulations by including same as a requirement in its request for bids and including said requirements in any contract let as a result of said bid. The Undersigned further agrees and covenants to warn all persons whom the Undersigned knows or should reasonably anticipate for any reason may resort to the vicinity of such conductors of the fact that such conductors are (a) electrical conductors, (b) energized, (c) uninsulated and (d) dangerous.
6. Notwithstanding anything to the contrary contained herein, the Undersigned agrees to reimburse the Power Company for all cost and expense for any damage to the Power Company's facilities resulting from the use by the Undersigned of said area within said right(s)-of-way. Also, the Undersigned agrees that if in the opinion of the Power Company, it becomes necessary, as a result of the exercise of the permission herein granted, to relocate, rearrange, change or raise any of the Power Company's facilities, to promptly reimburse the Power Company for all cost and expense involved in such relocation, rearrangement or raising of said facilities.
7. The Undersigned agrees to notify or have the Undersigned's contractor notify the Power Company's representative in **Athens, Georgia**, Phone: **706-357-6811**, at least three (3) business days prior to actual construction on the Power Company's right(s)-of-way.

8. The Undersigned agrees to indemnify and save harmless and defend the Power Company from the payment of any sum or sums of money to any persons whomsoever (including third persons, subcontractors, the Undersigned, the Power Company, and agents and employees of them) on account of claims or suits growing out of injuries to persons (including death) or damage to property (including property of the Power Company) in any way attributable to or arising out of the use of the right(s)-of-way, by the Undersigned as herein provided, including (but without limiting the

generality of the foregoing) all liens, garnishments, attachments, claims, suits, judgments, costs, attorneys' fees, costs of investigation and of defense, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

9. The Undersigned hereby agrees to incorporate in any and all of its contracts and/or agreements, for any work or construction done on or to said described right(s)-of-way, with any and all third persons, contractors, or subcontractors, a provision requiring said third parties, contractors or subcontractors to indemnify and defend Power Company, its agents and employees as provided for above from payment of any sum or sums of money by reason of claims or suits resulting from injuries (including death) to any person or damage to any property which is in any manner attributable to or resulting from the construction, use or maintenance of the Undersigned's facilities, projects or programs conducted on Power Company's right(s)-of-way herein described, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

10. The Undersigned further agrees to carry, if performing work or construction, and to require that any such third party, contractor or subcontractor doing or providing any such work or construction on said right(s)-of-way carry liability insurance which shall specifically cover such contractually assumed liability. A certificate of such insurance issued by the appropriate insurance company shall be furnished to the Power Company upon request, said amount of insurance to be not less than \$2,000,000 per occurrence for bodily injury and property damage which arise out of or result from the Undersigned's operations under this agreement. The Power Company shall be named as an additional insured on this liability insurance coverage.

11. The Power Company has the right to remove all trees and brush from the limits of the right(s)-of-way. However, Power Company will permit some planting of shrubbery and *low growing trees* provided these plants do not interfere with the access to and operation of Power Company's facilities and are planted at a distance greater than twenty-five (25) feet from any structure or attachment thereto. A *planted low growing tree* is defined as a tree which grows no more than fifteen (15) feet in height at maturity.

12. The Undersigned agrees that all construction activity shall be conducted at a distance greater than twenty-five (25) feet from any structure or attachment thereto.

13. This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent subject to the terms and conditions set forth above and in the event the Undersigned fails to perform as herein provided and shall not have executed and returned this Agreement on or before the **1st of September, 2022**, this Agreement shall become void and no use of the Power Company's right(s)-of-way as herein provided for shall be made.

IN WITNESS WHEREOF, this Agreement has been duly executed, this the ____ day of _____, 20__.

WALTON COUNTY BOARD OF COMMISSIONERS

WITNESS: _____

NOTARY PUBLIC: _____

BY: _____

NAME: _____

TITLE: _____

The Power Company has by its duly authorized agent executed this Agreement, this the ____ day of _____, 20__.

GEORGIA POWER COMPANY

WITNESS: _____

NOTARY PUBLIC: _____

BY: _____

NAME: Jason Koberger

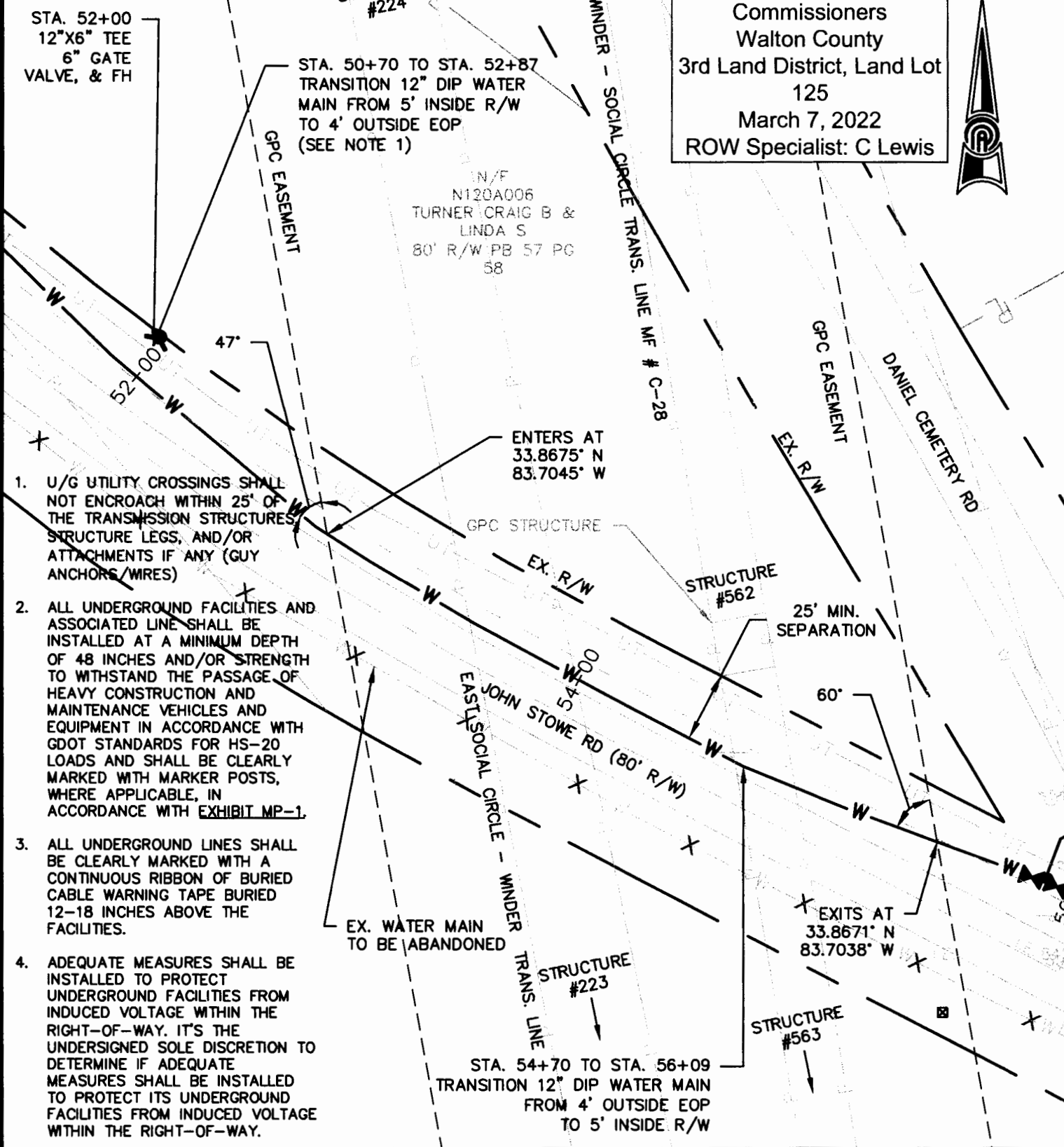
TITLE: Area Transmission Maintenance Supervisor

EXHIBIT A
TO ENCROACHMENT AGREEMENT FOR EASEMENT

Power Company Initials: _____
Undersigned Initials: _____

Exhibit A
Not to Scale

GPC Encroachment
#183590 for Walton
County Board of
Commissioners
Walton County
3rd Land District, Land Lot
125
March 7, 2022
ROW Specialist: C Lewis



1. U/G UTILITY CROSSINGS SHALL NOT ENCR OACH WITHIN 25' OF THE TRANSMISSION STRUCTURES, STRUCTURE LEGS, AND/OR ATTACHMENTS IF ANY (GUY ANCHORS/WIRES)
2. ALL UNDERGROUND FACILITIES AND ASSOCIATED LINE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES AND/OR STRENGTH TO WITHSTAND THE PASSAGE OF HEAVY CONSTRUCTION AND MAINTENANCE VEHICLES AND EQUIPMENT IN ACCORDANCE WITH GDOT STANDARDS FOR HS-20 LOADS AND SHALL BE CLEARLY MARKED WITH MARKER POSTS, WHERE APPLICABLE, IN ACCORDANCE WITH EXHIBIT MP-1.
3. ALL UNDERGROUND LINES SHALL BE CLEARLY MARKED WITH A CONTINUOUS RIBBON OF BURIED CABLE WARNING TAPE BURIED 12-18 INCHES ABOVE THE FACILITIES.
4. ADEQUATE MEASURES SHALL BE INSTALLED TO PROTECT UNDERGROUND FACILITIES FROM INDUCED VOLTAGE WITHIN THE RIGHT-OF-WAY. IT'S THE UNDERSIGNED SOLE DISCRETION TO DETERMINE IF ADEQUATE MEASURES SHALL BE INSTALLED TO PROTECT ITS UNDERGROUND FACILITIES FROM INDUCED VOLTAGE WITHIN THE RIGHT-OF-WAY.

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

**NORTH LOOP WATER
TRANSMISSION MAIN -
PHASE 1**

ENCROACHMENT PERMIT		
Land lot: 125	District: 3	Date: 2/07/22
County: WALTON	Drawn By: ARS	Field By:
Checked By: KMM	Job #: E21134	Scale: 1"=50'
EXHIBIT A		191

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO AMEND THE PREVIOUSLY APPROVED HISTORIC COURTHOUSE RENOVATIONS PROJECT BUDGET AND TO AMEND THE FISCAL YEAR 2022 BUDGET

WHEREAS, on November 8, 2011, the Walton County, Georgia SPLOST 2011 (“SPLOST III”) was approved by voter referendum; and

WHEREAS, the Amended Historic Courthouse Renovations is a designated SPLOST III project; and

WHEREAS, the Walton County Board of Commissioners adopted an annual balanced budget for fiscal year 2022 on June 1, 2021; and

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

WHEREAS, the Walton County Board of Commissioners deems it necessary to amend the budget for fiscal year 2022.

THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the amended project-length budget for the Historic Courthouse Renovations (“Amended Historic Courthouse Renovations Project Length Budget”), which is attached hereto as Schedule 1 and incorporated herein by reference, is adopted; and

THEREFORE, BE IT FURTHER RESOLVED by the Walton County Board of Commissioners that the budget for fiscal year 2022 be amended to incorporate fiscal year 2022 project-length revenues and expenditures shown on the Amended Historic Courthouse Renovations Project Length Budget.

SO RESOLVED THIS 5th DAY OF APRIL, 2022:

BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA

By: _____
David G. Thompson, Chairman

Attest: _____
Rhonda R. Hawk, County Clerk

[COUNTY SEAL]

HISTORIC COURTHOUSE RENOVATIONS
AMENDED PROJECT BUDGET

DATE: March 29, 2022
PROJECT: Historic Courthouse Renovations
FUNDING: 1565.13

Description	Unit Meas.	Unit Cost	Totals
Renovations			
Replacement of Courtroom Windows			
Painting Exterior Wood and Metal			
Cleaning Building Exterior			\$276,194.00
Total Renovations Costs:			\$276,194.00
Modifications			
Total Remodel Costs:			
Building Equipment and Furnishings			
Total All Equipment/Furnishings:			
Professional/Technical Costs			\$
Total Professional/Technical Costs:			\$
Project Contingency			\$50,000.00
Total Project Contingency Costs:			\$50,000.00
TOTAL RENOVATION PROJECT BUDGET			\$326,194.00

RESOLUTION

2022-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA AUTHORIZING AN INCREASE IN WALTON COUNTY’S SYNOVUS VISA CREDIT CARD LIMIT

THIS RESOLUTION is adopted by the Board of Commissioners of Walton County, Georgia (hereinafter the “Board”); and

WHEREAS, Walton County’s current Synovus VISA aggregate credit card limit is \$25,000.00; and

WHEREAS, due to the subsiding of the COVID-19 pandemic and an increased ability to undertake in-person activities, as well as an increase in inflation, Walton County desires to increase its Synovus VISA aggregate credit card limit to \$45,000.00; and

WHEREAS, Synovus has temporarily approved the increase in the Synovus VISA credit card limit, but requires Board approval for a permanent increase; and

WHEREAS, the Board of Commissioners of Walton County finds that the increase in the County’s Synovus VISA aggregate credit card limit to \$45,000.00 is in the best interest of Walton County employees and the citizens of Walton County, Georgia; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Walton County, Georgia as follows:

Walton County is hereby authorized to increase its Synovus VISA credit card limit to \$45,000.00.

APPROVED AND ADOPTED this 5th day of April, 2022.

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

By: _____
Chairman, David G. Thompson

Attest: _____
County Clerk, Rhonda Hawk
[COUNTY SEAL]

Georgia, Walton County

Transmittal Resolution

2022 Capital Improvements Element Annual Update

Walton County, Georgia

WHEREAS, Walton County adopted a Capital Improvements Element as an amendment to the *Walton County Comprehensive Plan*; and

WHEREAS, the draft 2022 Capital Improvements Element Annual Update for Fiscal Year 2021 was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on April 5, 2022, at 6:00 p.m.

BE IT HEREBY RESOLVED that the Board of Commissioners of Walton County does hereby submit the draft 2022 Capital Improvements Element Annual Update report to the Northeast Georgia Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

ADOPTED this 5th day of April, 2022.

BY: _____
David G. Thompson, Chairman WCBOC

ATTEST: _____
Rhonda Hawk, County Clerk

Walton County, Georgia



Capital Improvements Element

2022 Annual Update: Financial Report & Short Term Work Program

April 5, 2022 Draft

Introduction

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) documents Development Impact Fee Compliance Requirements and Standards and Procedures Local Comprehensive Planning. These documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

“must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revision previously listed CIE projects including alterations in project costs proposed changes in funding sources, construction schedules, or project scope.”
(Chapter 110-12-2-.03(2)(c))

The Annual Update itself is based on the amended Walton County Capital Improvements Element, as adopted by the County on July 7, 2020.

Financial Report

The Financial Report included in this document is based on DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare and annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” *(O.C.G.A. 36-71-8(d)(1))*

The County’s fiscal year runs from July 1 to June 30. Thus, these financial reports are based on the audits prepared for FY 2021. The required financial information for each public facility appears in the main financial tables.

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements-a community work program (CWP)- as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “upgrade their entire Short Term [i.e., Community] Work Program annually.”¹

According to DCA’s requirements,² the Community Work Program must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document.

¹ Note the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.03(3).

² Chapter 110-12-1-.03(3).

IMPACT FEES FINANCIAL REPORT – WALTON COUNTY, GA Fiscal Year 2021

WALTON COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2021								
Public Facility	Libraries	Fire Protection	County Jail	Sheriff's Office	Emergency Communications	EMS	Parks & Recreation	CIE Prep*	Administration	TOTAL
Service Area	County-wide	Unincorporated County plus Between, Good Hope and Walnut Grove	County-wide	County-wide excluding Loganville and Monroe	County-wide	County-wide	County-wide			
Impact Fee Fund Balance July 1, 2020	\$86,049.75	\$127,653.27	\$53,907.03	\$129,389.22	\$19,573.79	\$33,596.71	\$203,970.45	\$1,254.89	\$49,752.01	\$705,147.11
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$138,282.30	\$211,188.11	\$52,184.46	\$49,033.47	\$4,964.89	\$8,751.01	\$376,218.84	\$5,474.28	\$25,221.04	\$871,318.40
Subtotal: Fee Accounts	\$224,332.05	\$338,841.38	\$106,091.49	\$178,422.69	\$24,538.68	\$42,347.72	\$580,189.29	\$6,729.17	\$74,973.05	\$1,576,465.51
Accrued Interest	\$147.59	\$222.93	\$69.80	\$117.39	\$16.14	\$27.86	\$381.72	\$4.43	\$49.33	\$1,037.19
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Expenditures)	\$0.00	\$0.00	\$0.00	(\$19,789.03)	\$0.00	\$0.00	\$0.00	\$0.00	(\$35,122.06)	(\$54,911.09)
Impact Fee Fund Balance June 30, 2021	\$224,479.64	\$339,064.31	\$106,161.29	\$158,751.05	\$24,554.82	\$42,375.58	\$580,571.01	\$6,733.60	\$39,900.32	\$1,522,591.61
Impact Fees Encumbered	\$224,479.64	\$339,064.31	\$106,161.29	\$158,751.05	\$24,554.82	\$42,375.58	\$580,571.01			

*CIE Prep' is the recoupment of the cost to complete the original impact fee study and create the impact fee program.

Public Facility: Library										
Service Area: County-wide										
Project Description	Units	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
Collection Materials	2,446	2020	2020	\$67,615.28	95.15%	\$64,334.24				
Collection Materials	2,462	2021	2021	\$69,053.13	95.15%	\$65,702.31				
Collection Materials	2,491	2022	2022	\$70,869.82	95.15%	\$67,430.85			\$24,895.93	
Collection Materials	2,512	2023	2023	\$72,486.91	95.15%	\$68,969.47			\$24,895.93	
Collection Materials	2,528	2024	2024	\$74,015.37	95.15%	\$70,423.76			\$24,895.93	
Collection Materials	2,541	2025	2025	\$75,450.57	95.15%	\$71,789.31			\$24,895.93	
Collection Materials	2,557	2026	2026	\$77,035.82	95.15%	\$73,297.64			\$24,895.93	
Collection Materials	2,561	2027	2027	\$78,273.60	95.15%	\$74,475.35				
Collection Materials	2,561	2028	2028	\$79,403.40	95.15%	\$75,550.33				
Collection Materials	2,570	2029	2029	\$80,808.50	95.15%	\$76,887.25				
Collection Materials	2,574	2030	2030	\$82,106.25	95.15%	\$78,122.03				
Collection Materials	2,574	2031	2031	\$83,291.37	95.15%	\$79,249.64				
Collection Materials	2,578	2032	2032	\$84,628.79	95.15%	\$80,522.16				
Collection Materials	2,570	2033	2033	\$85,576.04	95.15%	\$81,423.45				
Collection Materials	2,570	2034	2034	\$86,811.25	95.15%	\$82,598.71				
Collection Materials	2,561	2035	2035	\$87,782.02	95.15%	\$83,522.38				
Collection Materials	2,549	2036	2036	\$88,619.56	95.15%	\$84,319.28				
Collection Materials	2,549	2037	2037	\$89,898.70	95.15%	\$85,536.34				
Collection Materials	2,537	2038	2038	\$90,754.30	95.15%	\$86,350.43				
Collection Materials	2,532	2039	2039	\$91,914.80	95.15%	\$87,454.62				
Collection Materials	2,537	2040	2040	\$93,393.10	95.15%	\$88,861.18				
<i>Subtotal (materials)</i>	<i>53,359</i>									
O'Kelly Replacement (square feet)*	15,000	2024	2024	\$4,402,000.00	54.57%	\$1,845,059.21			\$100,000.00	See note below
Future expansion (square feet)*	5,227	2034	2034	\$1,949,045.36	100%	\$1,382,262.97				See note below
<i>Subtotal (square feet)</i>	<i>20,227</i>									
				\$8,060,833.95		\$4,854,142.92	\$0.00	\$0.00	\$224,479.63	

* The County's maximum participation is 70.92% of the impact fee eligible portion of the project cost. This percentage represents the proportion of the county population that resides outside of the four cities in which the public libraries are located.

Public Facility: Fire Protection										
Service Area: Unincorporated County plus Between, Good Hope and Walnut Grove										
Project Description	Units	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
New Building Area (square feet)										
New Fire Station (81 N.)	7,000	2022	2025	\$ 2,242,422.20	100%	\$2,242,422.20				7,000 sf facility
New Fire Station (Oasis)	7,000	2024	2024	\$ 2,242,422.20	100%	\$2,242,422.20				7,000 sf facility
Future Space	13,504	2030	2030	\$4,325,952.78	100%	\$4,325,952.78				
Subtotal (square feet)	27,504									
Support Vehicle	2	2022	2023	\$106,524.00	100%	\$106,524.00				1 per year
Support Vehicle	1	2024	2024	\$53,262.00	100%	\$53,262.00				
Support Vehicle	5	2030	2040	\$266,310.00	100%	\$266,310.00				
Subtotal (support vehicles)	8									
Pumper Truck	2	2022	2022	\$970,967.32	100%	\$970,967.32			\$339,064.31	
Pumper Truck	1	2023	2023	\$485,483.66	100%	\$485,483.66				
Pumper Truck	4	2030	2040	\$1,941,934.65	100%	\$1,941,934.65				
Platform or Ladder Truck	1	2022	2024	\$738,813.76	100%	\$738,813.76				
Brush Truck	2	2030	2040	\$105,679.16	100%	\$105,679.16				
Boat	1	2030	2040	\$31,580.58	100%	\$31,580.58				
HazMat	1	2030	2040	\$426,094.94	100%	\$426,094.94				
Subtotal (heavy vehicles)	12									
				\$13,937,447.26		\$13,937,447.26	\$0.00	\$0.00	\$339,064.31	

Public Facility: Law Enforcement (Sheriff's Office)										
Service Area: County-wide excluding Loganville and Monroe										
Project Description	Square Feet	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
New Facilities	84,900	2023	2024	\$25,853,447.26	47.30%	\$12,228,771.91	\$19,789.03		\$264,912.34	40,158 sf is impact fee eligible
				\$25,853,447.26		\$12,228,771.91	\$19,789.03	\$0.00	\$264,912.34	

Public Facility: Emergency Communications										
Service Area: County-wide										
Project Description	Square Feet	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
Call Center Expansion	1,541	2030	2030	\$356,957.42	100%	\$356,957.42			\$24,554.82	
New Equipment Building	207	2030	2030	\$47,949.50	100%	\$47,949.50				
All New Construction	1,748	2030	2030	\$404,906.92	100%	\$404,906.92				
<i>Subtotal (square feet)</i>	3,496									
				\$809,813.84		\$809,813.84	\$0.00	\$0.00	\$24,554.82	

Public Facility: Emergency Medical Services										
Service Area: County-wide										
Project Description	Units	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
Education Facility	2,500	2022	2022	\$830,044.83	100%	\$830,044.83				
Loganville Office & 2 bays	3,500	2023	2023	\$886,233.08	100%	\$886,233.08				
Monroe Garage	2,000	2035	2035	\$639,351.91	100%	\$639,351.91				
<i>Subtotal (square feet)</i>	8,000									
Ambulance	5	2022	2026	\$828,412.93	100%	\$828,412.93			\$42,375.58	1 per year
Response Vehicle	1	2023	2023	\$44,045.63	100%	\$44,045.63				
Ambulance	1	2035	2035	\$188,656.52	100%	\$188,656.52				
Ambulance	1	2038	2038	\$196,944.19	100%	\$196,944.19				
<i>Subtotal (vehicles)</i>	8									
				\$3,613,689.09		\$3,613,689.09	\$0.00	\$0.00	\$42,375.58	

Public Facility: Parks & Recreation										
Service Area: County-wide										
Project Description	Units	Project Start Date	Project End Date	Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended (this year)	Impact Fees Expended Previously	Impact Fees Encumbered	Status/Remarks
Parkland Acquisition	147.58	2020	2040	\$3,755,604.00	100.00%	\$3,755,604.00				
New Building Area (square feet)										
South Walton Batting Cage Building	2,880	2023	2023	\$171,649.21	99.98%	\$171,614.88			\$171,614.88	
Walnut Grove Community Center	20,342	2024	2024	\$7,180,600.00	58.12%	\$4,173,364.72			\$108,240.74	20,342 sf of total building size (35,000 sf) is impact fee eligible
Walnut Grove Concession Building	1,200	2024	2024	\$291,805.60	99.99%	\$291,776.42				
Walnut Grove Maintenance Building	1,100	2024	2024	\$33,007.96	99.97%	\$32,998.06			\$32,998.06	
Walnut Grove Dugouts	1,914	2021	2024	\$94,708.53	99.95%	\$94,661.18			\$94,661.18	
Recreation Center	8,459	2030	2030	\$1,605,598.35	99.99%	\$1,605,437.79				
Concession Building Space	3,329	2030	2040	\$809,517.37	99.99%	\$809,436.42				
Maintenance Building Space	922	2030	2030	\$27,666.67	99.97%	\$27,658.37				
Park Office	986	2030	2030	\$256,497.27	99.99%	\$256,471.62				
Restroom Building	319	2030	2030	\$90,198.60	99.95%	\$90,153.50				
<i>Subtotal (square feet)</i>	<i>41,451</i>									
Recreation Components										
Walnut Grove Basketball Court	1	2024	2024	\$106,786.98	88.50%	\$94,506.47			\$94,506.47	
Walnut Grove Baseball Fields	5	2024	2024	\$1,767,216.79	92.20%	\$1,629,373.88				
Walnut Grove Multi-Purpose Fields	4	2024	2024	\$1,272,396.09	88.50%	\$1,126,070.54				
Walnut Grove Picnic Pavilions	4	2024	2024	\$355,026.78	88.50%	\$314,198.70			\$78,549.68	
Walnut Grove Splash Pad	1	2024	2024	\$1,396,347.49	35.43%	\$494,725.92				
Between Park New Playground	1	2024	2024	\$406,472.79	91.14%	\$370,459.30				
Future Softball Fields	3	2030	2040	\$1,060,287.75	82.67%	\$876,539.88				
Future Picnic Pavilions	2	2030	2040	\$177,513.39	88.50%	\$157,099.35				
Future Basketball Court	1	2030	2040	\$106,786.98	88.50%	\$94,506.47				
Future Tennis Courts	3	2030	2040	\$318,099.02	71.00%	\$225,850.31				
Future Volleyball Court	1	2030	2040	\$58,911.94	11.00%	\$6,480.31				
Future Playgrounds	6	2030	2040	\$2,438,836.77	91.14%	\$2,222,755.83				
Parking Spaces										
Walnut Grove Parking Lot	250	2024	2024	\$565,528.05	99.92%	\$565,075.63				
Future Parking Spaces	324			\$732,924.35	99.92%	\$732,338.01				
<i>Subtotal (parking spaces)</i>	<i>574</i>	<i>2024</i>	<i>2024</i>	<i>\$565,510.00</i>	<i>99.92%</i>	<i>\$565,057.59</i>				
				\$25,645,498.73		\$20,784,215.16	\$0.00	\$0.00	\$580,571.01	

**COMMUNITY WORK PROGRAM – WALTON COUNTY, GA¹
2022 – 2026**

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
Library Services	Collection Materials Purchase	✓					Monroe-Walton County Library System Board	\$70,870	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase		✓				Monroe-Walton County Library System Board	\$72,487	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase			✓			Monroe-Walton County Library System Board	\$74,015	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase				✓		Monroe-Walton County Library System Board	\$75,015	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	Collection Materials Purchase					✓	Monroe-Walton County Library System Board	\$77,036	95.15% impact fees (net), 4.85% Local Taxation Sources	On-going annual purchases
Library Services	O’Kelly Replacement			✓			Monroe-Walton County Library System Board	\$4,402,000	54.57% impact fees (net), 45.43% Local Taxation Sources	Cost includes \$2,000,000 State participation The County’s maximum participation is 70.92% of the impact fee eligible portion of the project cost

¹ NOTE: Community Work Program based on the amended Capital Improvements Element that was adopted on July 7, 2020.

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
Parks and Recreation	Between Park New Playground			✓			Parks and Recreation Department	\$406,473	91.14% impact fees (net), 8.86% Local Taxation Sources	
Parks and Recreation	South Walton New Batting Cage Building		✓				Parks and Recreation Department	\$171,649	99.98% impact fees (net), 0.02% Local Taxation Sources	2,880 sf facility
Parks and Recreation	Walnut Grove New Community Center			✓			Parks and Recreation Department	\$7,180,600	58.12% impact fees (net), 41.88% Local Taxation Sources	20,342 sf of 35,000 sf impact fee eligible
Parks and Recreation	Walnut Grove New Concession Building			✓			Parks and Recreation Department	\$291,805	99.99% impact fees (net), 0.01% Local Taxation Sources	1,200 sf facility
Parks and Recreation	Walnut Grove New Maintenance Building			✓			Parks and Recreation Department	\$33,008	99.97% impact fees (net), 0.03% Local Taxation Sources	1,100 sf facility
Parks and Recreation	Walnut Grove New Dugouts			✓			Parks and Recreation Department	\$94,709	99.95% impact fees (net), 0.05% Local Taxation Sources	1,914 sf facility
Parks and Recreation	Walnut Grove New Basketball Court			✓			Parks and Recreation Department	\$106,787	88.5% impact fees (net), 11.5% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Parking Lot			✓			Parks and Recreation Department	\$565,528	99.92% impact fees (net), 0.08% Local Taxation Sources	250 spaces
Parks and Recreation	Walnut Grove New Baseball Fields (5)			✓			Parks and Recreation Department	\$1,767,217	92.2% impact fees (net), 7.8% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Multi-Purpose Fields (4)			✓			Parks and Recreation Department	\$1,272,396	88.50% impact fees (net), 11.5% Local Taxation Sources	

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
Parks and Recreation	Walnut Grove New Picnic Pavilions (4)			✓			Parks and Recreation Department	\$355,027	88.50% impact fees (net), 11.5% Local Taxation Sources	
Parks and Recreation	Walnut Grove New Splash Pad			✓			Parks and Recreation Department	\$1,396,348	35.43% impact fees (net), 64.57% Local Taxation Sources	
Law Enforcement	New Facilities – 84,900 square feet		✓	✓			Sheriff’s Office	\$21,689,403	47.3% impact fees (net), 52.7% Local Taxation Sources	40,158 sf is impact fee eligible.
Fire Protection	New Fire Station (81 N.)	✓	✓	✓			Fire Rescue Department	\$2,242,422	100% Impact Fees	7,000 sf facility
Fire Protection	New Fire Station (Oasis)			✓			Fire Rescue Department	\$2,242,422	100% Impact Fees	7,000 sf facility
Fire Protection	New Support Vehicles (2)	✓	✓				Fire Rescue Department	\$106,524	100% Impact Fees	One per year
Fire Protection	New Pumper Fire Trucks (2)	✓					Fire Rescue Department	\$970,967	100% Impact Fees	
Fire Protection	New Platform or Ladder Fire Truck	✓	✓	✓			Fire Rescue Department	\$738,814	100% Impact Fees	
Fire Protection	New Pumper Fire Truck		✓				Fire Rescue Department	\$485,484	100% Impact Fees	
Fire Protection	New Support Vehicle			✓			Fire Rescue Department	\$53,262	100% Impact Fees	
Emergency Medical Services	New Ambulances (5)	✓	✓	✓	✓	✓	Emergency Medical Services Department	\$824,413	100% Impact Fees	One per year

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
Emergency Medical Services	Loganville Office & 2 bays (3,500 sf)		✓				Emergency Medical Services Department	\$886,233	100% Impact Fees	
Emergency Medical Services	Response Vehicle		✓				Emergency Medical Services Department	\$44,046	100% Impact Fees	
Emergency Medical Services	Education Facility (2,500 sf)	✓					Emergency Medical Services Department	\$830,045	100% Impact Fees	

* Local Taxation Sources include but are not limited to the County General Fund, the Capital Projects Fund or other County taxation source, as determined during the annual budget adoption process, SPLOST or separate funds of the Monroe-Walton Library System.

STATE OF GEORGIA;
COUNTY OF WALTON

RESOLUTION 2022-

RESOLUTION OF THE WALTON COUNTY BOARD OF COMMISSIONERS
SUPPORTING THE 2022 WALTON COUNTY COMPREHENSIVE TRANSPORTATION PLAN

WHEREAS, Walton County, its municipalities, the Georgia Department of Transportation, the Atlanta Regional Commission, and the general public have worked together over the past two years to develop the 2022 Comprehensive Transportation Plan; and

WHEREAS, transportation systems affect the entire County through the quality of life for the citizens and the economic growth and development within the County; and

WHEREAS, this plan is intended to serve as a guide for the local governments as they prioritize and plan future transportation projects; and

WHEREAS, the Comprehensive Transportation Plan will be used as a reference and planning tool by the Atlanta Regional Commission when evaluating and prioritizing transportation projects for federal funding

NOW, THEREFORE, BE IT HEREBY RESOLVED, that we, the Board of Commissioners of Walton County Georgia, support the 2022 Comprehensive Transportation Plan, its policies, and its project recommendations as the County's base document for transportation planning.

So Resolved this 5th Day of April, 2022, by the

BOARD OF COMMISSIONERS
WALTON COUNTY, GEORGIA

David G. Thompson
Commission Chairman

ATTEST:

Rhonda Hawk, County Clerk



Walton County Board of Commissioners Facilities/Risk Mgmt. Dept.

Item 10.1.

303 South Hammond Dr.
Suite 97
Monroe, GA 30655
(770) 267-1401

TO: Rhonda Hawk County Clerk / Purchasing Director
FROM: Hank Shirley
Date: March 29, 2022
RE: Historic Courthouse Exterior Repairs Bid

Ms. Hawk

It is my recommendation that the Board of Commissioners accept the low bid of **\$326,194** from Ketom Construction to perform the Historic Courthouse exterior repairs. As you are aware, we have bid the much needed exterior repairs on the Historic Courthouse twice and this is the most favorable bid we have received. Ketoms experience and qualifications will be verified to the County's satisfaction before the contract is executed.

Hank Shirley, Director
Facilities/Risk Mgmt. Dept.

WALTON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM SUMMARY

MEETING DATE: April 5, 2022

SUBJECT: **2022 Milling and Deep Patching**

RECEIVED FROM: John Allman, Public Works Director
Rhonda Hawk, Purchasing Director/Co. Clerk

New Business Old Business

ITEM SUMMARY: The following bids were received for 2022 Milling and Deep Patching:

MHB Paving	\$178.22 per ton	Total Bid: \$623,700.00
Southland Paving	\$195.50 per ton	Total Bid: \$684,250.00
Allied Paving	\$220.00 per ton	Total Bid: \$770,000.00
Pittman Construction	\$224.65 per ton	Total Bid: \$786,275.00
Sunbelt	\$225.00 per ton	Total Bid: \$787,500.00

ADMINISTRATIVE COMMENTS: These total bid amount reflects pricing for a minimum of 3500 Tons

Pricing good for 6 months only.

ADMINISTRATIVE RECOMMENDATION:

Please accept the low bid from MHB Paving in the amount of \$178.22 per ton.



March 25, 2022

Ms. Rhonda Hawk, Purchasing Director
Walton County
111 South Broad Street
Monroe, GA 30655

**Re: North Loop Water Transmission Main – Phase 1, RFB2022-06.01 – Report of Bids
Bid Date March 24, 2022**

Dear Ms. Hawk:

On Thursday, March 24, 2022, the Walton County Board of Commissioners received three (3) bids for the North Loop Water Transmission Main – Phase 1 project. RFB2022-06.01 was only open to prequalified contractors that were approved as of January 25, 2022 under the Pre-Qualification for Water System Projects in Calendar Year 2022-2023.

The project includes the construction of approximately 19,980 LF of 12" diameter water main, fire hydrants, valves, miscellaneous appurtenances, and connections to existing water mains. The new pipeline will improve water system operation, stabilize service pressure and increase emergency flow availability.

Precision Planning, Inc. (PPI) has reviewed the bids, and it appears that the lowest and best bid is that of Mid-South Builders, Inc. in the amount of TWO MILLION, FOUR HUNDRED SEVENTY-SEVEN THOUSAND, AND 00/100 DOLLARS (\$2,477,000.00). A copy of the complete bid tabulation is attached for your review

Please feel free to call or email me with any questions regarding our review of the bids received.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kurt Mueller', is written over a white background.

Kurt Mueller, P.E.
Senior Vice President

F:\DOCUMENT\21\134 - North Loop Water Transmission Main\05_BID PHASE\Bids & Bid Tab\Recommendation Letter_North Loop Water Transmission Main Phase 1.doc

cc: Chairman David Thompson, Walton County Board of Commissioners
File

Walton County Board of Commissioners

North Loop Water Transmission Main - Phase 1

Item 10.3.

BID TABULATION				Mid-South Builders, Inc. Lithonia, GA 30058 770.484.9600		Anderson Grading and Pipeline Monroe, GA 30655 770.385.1018		Legacy Water Group, LLC Covington, GA 30014 678.712.2132	
ITEM #	Description	Units	Est. # of Units	Unit Price Quote	Total for Item	Unit Price Quote	Total for Item	Unit Price Quote	Total for Item
1	Geotechnical Testing (Allowance)	LS	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
2	Stormwater / Erosion Control Monitoring Program	LS	1	\$5,049.00	\$5,049.00	\$9,452.00	\$9,452.00	\$10,365.00	\$10,365.00
3	Video Taping of Waterline Route	LS	1	\$977.75	\$977.75	\$1,112.00	\$1,112.00	\$925.00	\$925.00
4	Rock Removal	CY	370	\$0.01	\$3.70	\$175.00	\$64,750.00	\$130.00	\$48,100.00
5	Hay Bales	EA	1,080	\$10.00	\$10,800.00	\$22.00	\$23,760.00	\$15.00	\$16,200.00
6	Temporary Silt Fence Type 'S' (Sd1)	LF	9,350	\$4.00	\$37,400.00	\$4.50	\$42,075.00	\$3.65	\$34,127.50
7	Erosion Control Matting	SF	7,500	\$0.01	\$75.00	\$2.40	\$18,000.00	\$2.00	\$15,000.00
8	Major Creek Crossing	LF	100	\$190.00	\$19,000.00	\$322.00	\$32,200.00	\$470.00	\$47,000.00
9	Rip Rap, GDOT Type 3	SY	950	\$0.01	\$9.50	\$45.00	\$42,750.00	\$69.75	\$66,262.50
10	20" Steel Casing, Open Cut Install	LF	160	\$325.00	\$52,000.00	\$255.00	\$40,800.00	\$265.00	\$42,400.00
11	20" Steel Casing, Jack & Bore Install	LF	160	\$500.00	\$80,000.00	\$544.00	\$87,040.00	\$585.00	\$93,600.00
12	Freebore for 12" DIP	LF	670	\$0.01	\$6.70	\$96.00	\$64,320.00	\$80.00	\$53,600.00
13	Gravel Driveway and Road Repair	SY	935	\$6.00	\$5,610.00	\$13.00	\$12,155.00	\$25.00	\$23,375.00
14	Asphalt Driveway Repair	SY	225	\$0.01	\$2.25	\$76.00	\$17,100.00	\$95.00	\$21,375.00
15	Concrete Driveway Repair	SY	500	\$0.01	\$5.00	\$126.00	\$63,000.00	\$100.00	\$50,000.00
16	Asphalt Pavement Cut and Repair	SY	390	\$70.00	\$27,300.00	\$233.00	\$90,870.00	\$185.00	\$72,150.00
17	Concrete Curb & Gutter Replacement	LF	610	\$0.01	\$6.10	\$41.00	\$25,010.00	\$80.00	\$48,800.00
18	Concrete Sidewalk Replacement	LF	70	\$45.00	\$3,150.00	\$71.00	\$4,970.00	\$45.00	\$3,150.00
19	Fire Hydrants Assembly-Complete	EA	39	\$5,280.00	\$205,920.00	\$6,388.00	\$249,132.00	\$7,185.00	\$280,215.00
20	Salvage Existing Fire Hydrants	EA	9	\$150.00	\$1,350.00	\$525.00	\$4,725.00	\$1,700.00	\$15,300.00
21	6" Diameter DIP, Class 350 Water Main	LF	85	\$46.00	\$3,910.00	\$126.00	\$10,710.00	\$225.00	\$19,125.00
22	8" Diameter DIP, Class 350 Water Main	LF	185	\$54.00	\$9,990.00	\$79.00	\$14,615.00	\$125.00	\$23,125.00
23	12" Diameter DIP, Class 350 Water Main	LF	19,980	\$88.75	\$1,773,225.00	\$80.00	\$1,598,400.00	\$112.00	\$2,237,760.00
24	Gate Valves, 12" Diameter	EA	19	\$3,300.00	\$62,700.00	\$4,222.00	\$80,218.00	\$4,400.00	\$83,600.00
25	Tapping Sleeve & Valve, 6"x6"	EA	3	\$4,500.00	\$13,500.00	\$5,170.00	\$15,510.00	\$5,500.00	\$16,500.00
26	Tapping Sleeve & Valve, 8"x8"	EA	6	\$5,500.00	\$33,000.00	\$5,225.00	\$31,350.00	\$5,400.00	\$32,400.00
27	Tapping Sleeve & Valve, 12"x12"	EA	1	\$9,500.00	\$9,500.00	\$8,495.00	\$8,495.00	\$9,700.00	\$9,700.00
28	Wet-Cut-In, 12"	EA	1	\$3,000.00	\$3,000.00	\$2,837.00	\$2,837.00	\$6,800.00	\$6,800.00
29	Air Release Valve	EA	1	\$2,400.00	\$2,400.00	\$2,661.00	\$2,661.00	\$5,000.00	\$5,000.00
30	3/4"-1" Long Side Service	EA	11	\$3,000.00	\$33,000.00	\$2,538.00	\$27,918.00	\$2,530.00	\$27,830.00
31	3/4"-1" Short Side Service	EA	4	\$1,250.00	\$5,000.00	\$1,573.00	\$6,292.00	\$1,465.00	\$5,860.00
32	Relocate and Reconnect Existing Service	EA	15	\$1,500.00	\$22,500.00	\$2,779.00	\$41,685.00	\$670.00	\$10,050.00
33	Grassing	EA	18,900	\$0.75	\$14,175.00	\$1.50	\$28,350.00	\$2.00	\$37,800.00
EW1	Sod in Lieu of Grassing	SF	18,290	\$1.50	\$27,435.00	\$1.50	\$27,435.00	\$11.00	\$201,190.00
TOTAL BID AMOUNT					\$2,477,000.00		\$2,804,697.00		\$3,673,685.00

Engineer's Statement: I hereby state that to the best of my knowledge and belief, the above quote amounts are correct and reflect the amounts presented to the Walton County Board of Commissioners on Thursday, March 24, 2022 @ 10 AM
PRECISION PLANNING, INC.



Kurt Mueller, P.E., Project Manager



DATE: March 24, 2022

TO: Walton County Board of Commissioners
David Thompson, Chairman

FROM: Tommy Knight, Chief Appraiser
Walton County Board of Assessors

RE: Reappointment of BOA Member, Janice Manuel

Due to the death of Cynthia Watkins, Janice Manuel assumed the unexpired term to the Board of Assessors. This term is set to expire on March 31, 2022. I recommend the BOC appoint Janice Manuel to her own Six-Year term of April 1, 2022 – March 31, 2028.

Janice has completed her initial 40 hours of required training and her input since becoming a Board member has been very valuable.

From: [Murphy, Tina](#)
To: [Rhonda Hawk](#)
Cc: [Murphy, Tina](#)
Subject: DFCS Board appointment
Date: Thursday, March 10, 2022 10:58:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Board appointment

The Walton County Department of Family and Children Services would like to request the resignation of Nancy Curry from the Walton County DFCS Board effective 2/1/2022.

The Walton County Department of Family and Children Services would like to request the appointment of Dena Huff, Executive Director, The Partnership for Families, Children and Youth - Walton County to serve a 5-year term as Member of the Walton County DFCS Board of Directors.

Dena's contact information is

Dena P. Huff, Exec. Director

P.O. Box 670

Monroe, GA 30655

770-207-3175

dena.huff@walton.k12.ga.us

Please let me know if you have any questions.

Thanks so much Rhonda for your assistance.

Kindly

Tina Murphy



Tina Glass Murphy

Director, Walton County

GEORGIA DIVISION OF FAMILY & CHILDREN SERVICES

300 Georgia Avenue | Monroe, , GA 30655

O: 770-207-4006 | M: 706-621-0534

tina.murphy@dhs.ga.gov

dfcs.ga.gov

