



# BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, March 01, 2022 at 6:00 PM

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

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

## AGENDA

1. **PUBLIC COMMENT/PRESENTATIONS** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*
2. **MEETING OPENING**
  - 2.1. Pledge of Allegiance & Invocation
  - 2.2. Call to Order
  - 2.3. Roll Call
3. **ADOPTION OF AGENDA**
  - 3.1. Additions/Deletions
4. **PLANNING COMMISSION RECOMMENDATIONS**
  - 4.1. Approval 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  
*Condition: 8 ft. fence with vinyl slats*
  - 4.2. 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  
*Conditions - De-cell lane and center turn lane on H. D. Atha Road*
  - 4.3. 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  
*Condition: Business Hours to be Monday - Saturday, 9:00 a.m. - 5:00 p.m.*
5. **ADMINISTRATIVE CONSENT AGENDA** | *All items listed below are voted on by the board in one motion unless otherwise specified by the Board*
  - 5.1. Approval of 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

**6. FINANCE**

[6.1.](#) Proposed Pay Increase - Board of Equalization Members

**7. RESOLUTIONS**

[7.1.](#) Resolution - FY22 Budget Amendments

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

**8. ACCEPTANCE OF BIDS/PROPOSALS**

[8.1.](#) Acceptance of Proposal - Design Services - Walnut Grove Park

**9. DISCUSSION**

**9.1.** Discussion/Decision - Proposal to move July 5th Board Meeting to Tuesday, July 12th

**10. ANNOUNCEMENTS**

**11. EXECUTIVE SESSION**

**12. ADJOURNMENT**

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

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

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

For more information, please contact Rhonda Hawk.

# Rezone Z21120011

## Staff Analysis

Commission District: **4 - Bradford**

Planning Commission Hearing Date: **02-03-2022**

Board of Commissioners Hearing Date: **03-01-2022**

Parcel ID: Map **C1580075L00**

Acreage: **1.16**

**Applicants/Owners:**  
**Robert G & Julie A McKelvey**  
**1879 Hodges Circle**  
**Mansfield, Georgia 30055**

**Property Location:** Willow Springs Church Road

**Current Character Area:** Employment Center

**Current Zoning:** B2

**Request:** Rezone 1.16 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 1.16 acre tract is located on Willow Springs Church Road. The surrounding properties are zoned A1, B2 and B3.

**Zoning History:**

Z96486	O.D. Richardson	MH to B-2 Comm Use 16.16	C0158-75 Hwy 278; Willow Springs; Hancock	Approved
A96462	O.D. Richardson	MH Park Site Plan 16.16	C0158-75 Hwy 278 Hancock, Willow Springs,	Denied Appeal 7/2/96 Civil Action 96- 1019-1

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

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a commercial driveway to install.

**Sheriffs' Department:** The Walton County Sheriff's Office routinely checks businesses two times per night shift when there is access allowed to deputies. This is the practice on main thoroughfares within the county.

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

**Fire Department:** There is fire hydrant located at 2445 Willow Springs Church Road; it is within 500 feet of the proposed building. The proposed facility is outside of the 5-mile radius of Walton County Fire Department Station 12; we would depend on an automatic aid fire response provided by the City of Social Circle Fire Department for this location.

**Fire Code Specialist:** All proposed facilities 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:** This will not impact the Walton County School System.

**Development Inspector:** No comment received.

**DOT Comments:** Will not require DOT coordination.

**Archaeological Information:** No comment received.

**PC Action 2/3/2022:**

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

**Presentation:** Robert Gregory McKelvey represented the case. He has owned this property since the year 2000. He would like to Rezone from B2 to B3 for a body shop. He would like to build a building and open a car body shop. Brad Bettis asked if he agreed with the requirements and Mr.

**McKelvey stated that he did. There would be no working on the cars outside and the only cars outside would be for parking in the front for employee and some cars outside waiting on parts. The cars they are working on will be inside the shop and they will use the back of the building for painting. Brad Bettis asked would he put up an opaque fence. Mr. McKelvey stated that he will put up a 6 ft. fence. It was brought to Mr. McKelvey's attention that it would have to be an 8 ft. fence.**

**Speaking: None**

**Recommendation: Brad Bettis made a motion to recommend approval with condition of an 8 ft. fence with vinyl coated slats with a second by Timothy Kemp. The motion carried unanimously.**

Rezone Application # Z.21120011

Planning Comm. Meeting Date 2/3/2022 at 6:00PM held at **WC Board of Comm. Meeting Room**  
Board of Comm Meeting Date 3/1/2022 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C158-75L

Applicant Name/Address/Phone #

Robert & Julie McKelvey  
1879 Hodges Circle  
MANSFIELD GA. 30055

Phone # 770-527-4776

Property Owner Name/Address/Phone

ROBERT & JULIE MCKELVEY  
1879 HODGES CIRCLE  
MANSFIELD GA. 30055

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

Phone # 770-527-4776 / 770-527-4778

Location: Lot 11 Willow Springs Church Road Requested Zoning B-3 Acreage 1.16

Existing Use of Property: N/A

Existing Structures: N/A

The purpose of this rezone is WE HAVE A TENANT THAT WOULD LIKE FOR US TO BUILD A BUILDING FOR THEIR BODY SHOP BUSINESS

Property is serviced by the following:

Public Water:  Provider: CITY OF SOCIAL CIRCLE Well: \_\_\_\_\_

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

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

Signature Robert M McKelvey Date 12/10/2021 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 B3 South MH (A2)  
East B2 West B2

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

Commission District: 4-Bradford Watershed: \_\_\_\_\_ TMP

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

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

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

PROPERTY LOCATED AT 2434 WILLOW SPRINGS CHURCH ROAD  
HAD A RECENT ZONING CHANGE FROM B-2 TO B-3.

PROPERTY LOCATED AT 2425 US-278 WAS RE-ZONED FROM  
B-2 TO B-3 SEVERAL YEARS AGO

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

IT IS MY OPINION THAT THE REQUEST FOR ZONING  
B-3 WILL IN NO WAY IMPACT THE VALUE OF  
SURROUNDING 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;

THE DEVELOPMENT OF THE LAND WILL HAVE NO  
NEGATIVE IMPACT TO VALUES, HEALTH, SAFETY, MORALS  
OR GENERAL WELFARE TO THE PUBLIC.

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

THE RE-ZONING OF THE PROPERTY WILL ENHANCE  
THE VALUE OF SURROUNDING PROPERTY, WHICH WILL  
ALLOW OTHERS TO MARKET THEIR LAND FOR MORE  
PROFIT. THE ZONING WILL ALLOW ME, THE PRESENT OWNER  
MORE FLEXIBILITY IN THE TYPE OF BUSINESS I WILL  
BE ABLE TO ATTRACT



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

THIS PROPERTY AND ALL THE IMMEDIATE PROPERTY THAT ARE  
ZONED B-2 AND B-3 SUPPORT LOCAL SMALL BUSINESS'S. THESE  
SMALL BUSINESS'S BRING SOME HIGH PAYING TECHNICAL JOBS, AUTO  
MECHANICS, PAINT & BODY TECH'S ETC.

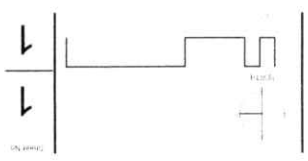
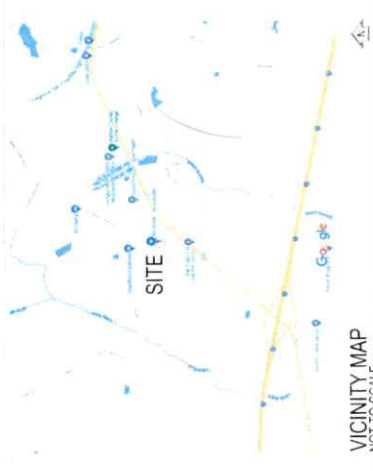
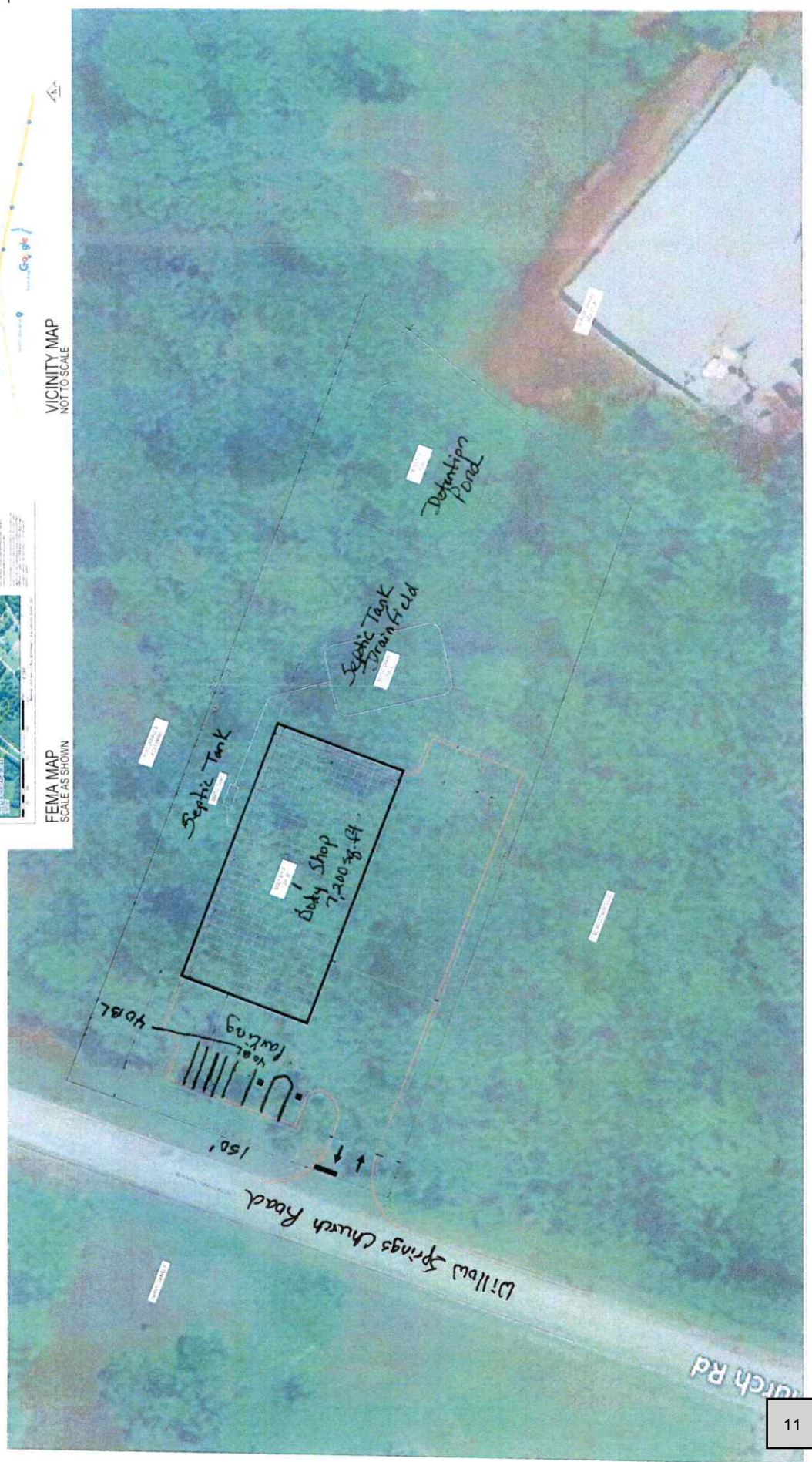
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

WE PURCHASED THE PROPERTY IN 2006 AND TO MY  
KNOWLEDGE THE ZONING WAS B-2 AT THAT TIME. OTHER  
LAND IN THE IMMEDIATE AREA WAS ALSO ZONED THE SAME

The intent to develop the property is to provide a new business location for an existing paint & body shop to relocate to a more suitable facility.

Witness: Greg McKeen

**CONCEPT PLAN**  
 WILLOW SPRINGS CHURCH RD  
 PARCEL ID: C1580075L00



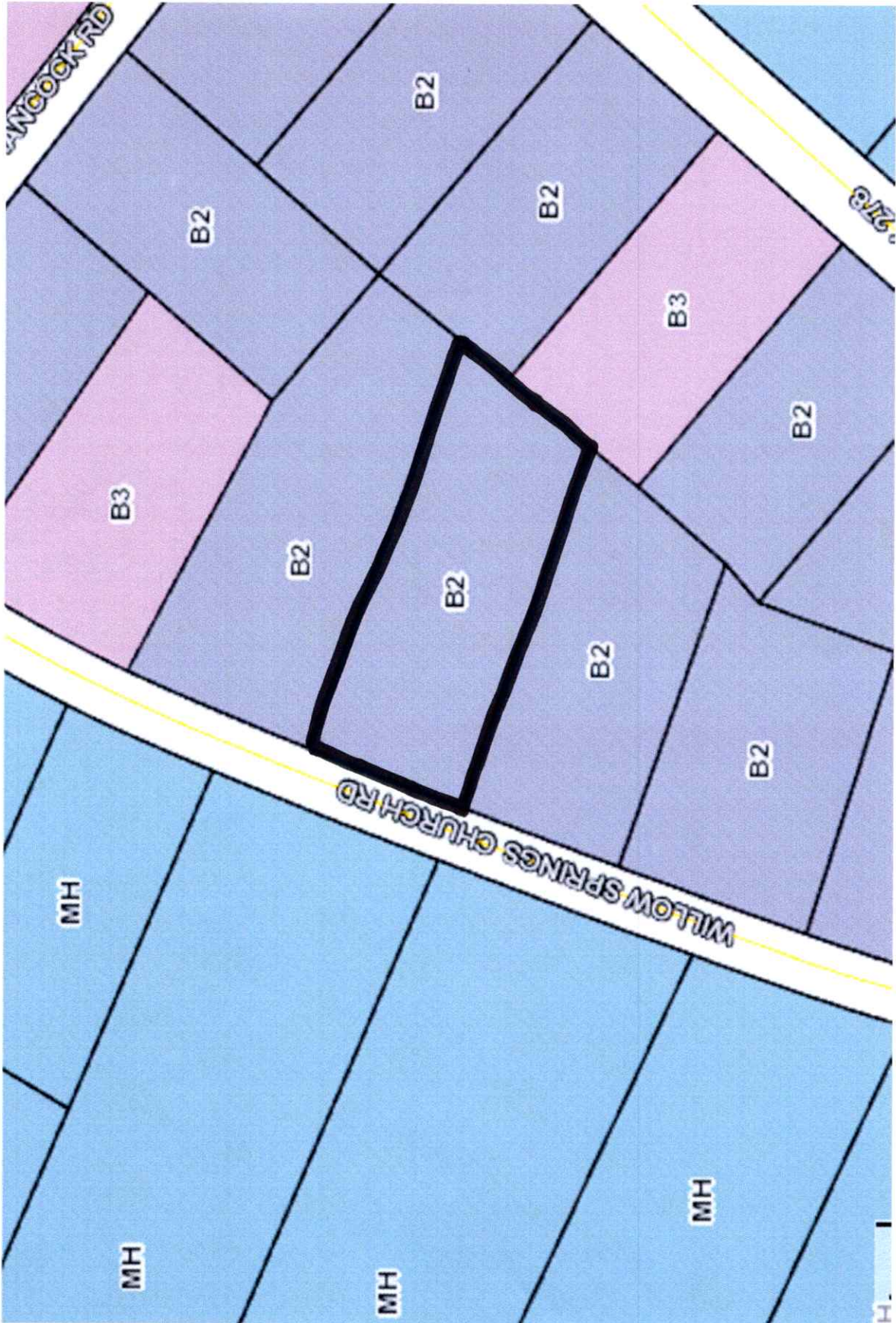
Z21120011 - 0 Willow Springs Church Rd



Z21120011 – 0 Willow Springs Church Rd



Z21120011 – 0 Willow Springs Church Rd



## Rezone Z21120030 Staff Analysis

Commission District: **3- Shelnut**

Planning Commission Hearing Date: **02-03-2022**

Board of Commissioners Hearing Date: **03-01-2022**

**Parcel ID: Map C0760129**

**Acreage: 1.07**

**Parcel ID: Map C0760130**

**Acreage: 2.29**

**Applicant:**  
**Khalid Javed**  
**3353 Forestwood Drive**  
**Suwanee, Georgia 30024**

**Owner of C0760129:**  
**Khalid Javed**  
**3353 Forestwood Drive**  
**Suwanee, Georgia 30024**

**Owner of C0760130:**  
**Monroe Medical Group LLC**  
**5604 Bahia Mar Circle**  
**Stone Mountain, Georgia 30087**

**Property Location:** 1851 Highway 138 & 1865 Highway 138/HD Atha Road

**Current Character Area:** Highway Corridor

**Current Zoning:** A2 and A2/B1

**Request:** Rezone 3.36 acres from A2 and A2/B1 to B2 for convenience store and medical office building.

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
447110	Convenience Store with	Yes									P	P	P	P	P*	C	C

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	Gasoline Station	8															
621111	Offices of Physicians									P	P	P	P	P	P		

**Convenience Store with Gasoline Station (8)**

- A. The use shall not exceed a gross leasable floor space of 5,000 square feet.
- B. The place of business shall not be within one hundred (100) yards of any school building, school grounds, or college campus or within one hundred (100) yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. \*Distances herein shall be measured along a straight line, which describes the shortest distance from the main customer entrance to the main entrance of the entrance of the establishments as listed above. (2-2-10)
- C. A gasoline service station/convenience store shall have a minimum frontage on the primary street of one hundred twenty (120) feet and a minimum lot area of twenty-five thousand five hundred (25,500) square feet. Canopies and gasoline pump islands shall be set back fifteen (15) feet from all right-of-way lines.
- D. Vehicular entrances or exists at a gasoline service station:
  - 1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten feet to the adjoining property.
  - 2. Shall not have any two driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.
- E. A Conditional Use Permit is required if three or more diesel fuel pumps are provided for a convenience store/ gasoline service station in the B2 or B3 zoning district. A convenience store/ gasoline service station with 3 or more diesel pumps shall be a use by right in the M1 and M2 zoning districts.
- F. Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:
  - 1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.
  - 2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.



G. All flammable products shall be stored in compliance with State EPD regulations.

**Staff Comments/Concerns:**

**Site Analysis:** The 3.36 acre tract is located on 1851 and 1865 Highway 138. The surrounding properties are zoned A1, A2 and B1.

**Zoning History:** No History

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

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends a Commercial Driveway & Decell Lane on H.D. Atha Road and a Centerturn lane may be needed and location should be set back from intersection to reduce traffic and safety concerns.

**Sheriffs' Department:** The addition of new businesses will increase business checks during the night shifts. The Walton County Sheriff's Office checks business twice per shift. Each new business receives an additional 730 checks per year.

**Water Authority:** This area is served by an existing 8" diameter water main along on Highway 138 and HD Atha Road. (static pressure: 100 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** Traffic tends to get very congested at this intersection especially at peak travel times. Entrance and egress into the facility for emergencies could be an issue. There is a fire hydrant within 500 feet of the proposed facility. No other issues.

**Fire Code Specialist:** All proposed facilities 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 not impact the Walton County School System.

**Development Inspector:** No comment received.

**DOT Comments:** Will require GDOT coordination.

**Archaeological Information:** No comment received.

**PC ACTION 2/3/2022:**

**Presentation:** Urvish Patel who is the Manager of the Company represented the case. He stated that he would like to have a free standing building as a doctor's office that can be open 7 days a week. He would also like to have a gas station. Timothy Kemp asked would it be an Urgent Care and Mr. Patel stated that it would be. Mr. Kemp asked why this location because this area is a very congested area. Mr. Patel stated that he thought this would be a great place. He would see 25 to 35 patients at day but no more than 40 patients a day. Mr. Patel stated that the doctor's office will be Monday – Saturday 7:00 a.m. to 8:00 p.m. and Sunday 10:00 a.m. to 6:00 p.m. He stated that they don't do any major operations. Mr. Patel stated that he would also like to have charging stations. Mr. Patel stated that it will be a nice facility with a convenience store connected to the medical building and there would be other shops. Mr. Pringle verified he will get DOT approval.

**Speaking:** Susie Bond who lives on the other end of HD Atha Road spoke and stated that this is already a congested area and there is already an Urgent Ready Care 5 minutes away and she would like to see the property left as A2 for agriculture.

**Mr. Patel came back for rebuttal and stated that he knows there is an Urgent Care in the vicinity. He stated that this will be different than going to Piedmont Care. They want to have a small scale business that has a family oriented feel not like Well Star, Emory or Piedmont.**

**Recommendation: John Pringle made a motion to recommend approval with condition that there be a center lane and a center turn lane put in on H.D. Atha Road with a second by Brad Bettis. Timothy Kemp voted against the Rezone. The motion carried 5 to 1.**

# Rezone Application # Z 2112 0030 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  
Board of Comm Meeting Date 3-1-2022 at 6:00PM held at WC Historical Court House - 2nd Floor  
**You or your agent must be present at both meetings**

Map/Parcel C0760130-0129

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>KHALID JAVED</u> <u>3353 Forestwood Dr</u> <u>Suwanee GA 30024</u>	<u>Khalid Javed</u>   <u>Monroe Medical Group LLC</u> <u>3353 Forestwood Dr</u>   <u>5604 Bahia Mar Circle</u> <u>Suwanee Ga. 30024</u>   <u>Stone Mountain Ga. 30087</u>
E-mail address: <u>kjaved@bellsouth.net</u>	(If more than one owner, attach Exhibit "A")
Phone # <u>678-776-7668</u>	Phone # _____
Location: <u>1865 &amp; 1851 Hwy 138 / HD Alta Rd.</u>	Requested Zoning <u>B 2</u> Acreage <u>3.36</u>

Existing Use of Property: vacant and residential  
Existing Structures: House on one of address  
The purpose of this rezone is Convenient office & medical office building

Property is serviced by the following:  
Public Water:  Provider: \_\_\_\_\_ Well: \_\_\_\_\_  
Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.  
Signature: [Signature] Date: 2/22/2021 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/B1 Surrounding Zoning: North A1 A2 South A1  
East A1 A2 West A2 B1  
Comprehensive Land Use: Highway **DRI Required?** Y \_\_\_\_\_ N   
Commission District: 3 - Shelnett Watershed: \_\_\_\_\_ TMP: \_\_\_\_\_

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

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

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

commercial and residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Add value to property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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;

Gain to the public  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

It will be suitable.  
\_\_\_\_\_  
\_\_\_\_\_

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

Vacant since 1988.  
\_\_\_\_\_  
\_\_\_\_\_

## Letter of Intent

December 27, 2021

Dear Sir/Madam,

We are applying for rezoning location 1865 & 1851 Hwy 138 Monroee GA. Our intention is to use the subject property for Urgent Care, Gas Station with additional shops.

Sincerely,

A handwritten signature in blue ink that reads "Khalid Javed" followed by a date "12/18/21".

Khalid Javed





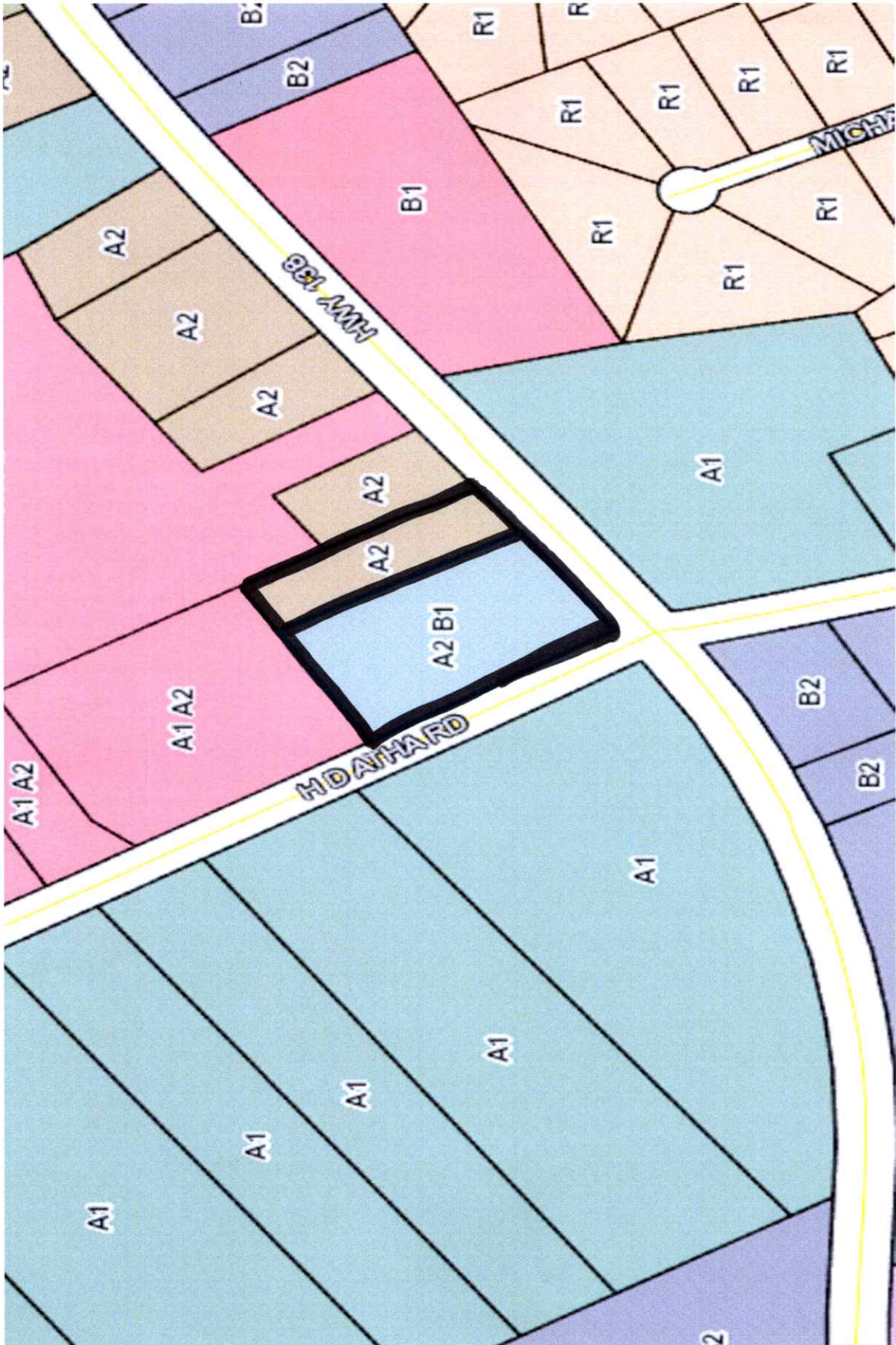


Z21120030 – 1865 & 1851 Hwy 138

Z21120030 – 1865 & 1851 Hwy 138



Z21120030 – 1865 & 1851 Hwy 138



# Rezone Z22010008 Staff Analysis

Commission District: **2 - Banks**

Planning Commission Hearing Date: **02-03-2022**

Board of Commissioners Hearing Date: **03-01-2022**

**Parcel ID: Map C0090004A00**

**Acreage: 3.94**

**Applicant/Owner:**

**Ligil Abraham**

**3127 Trinity Grove Drive**

**Dacula, Georgia 30019**

**Property Location: 6030 Highway 20, Loganville, Georgia 30052**

**Current Character Area: Highway Corridor**

**Current Zoning: A1**

**Request: Rezone 3.94 acres from A1 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:** In order to convert existing house to an office, architectural plans and a permit will be required.

**Site Analysis:** The 3.94 acre tract is located on 6030 Highway 20. The surrounding properties are zoned A1, A2, B2 and B3.

**Zoning History:** No History

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

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works has No issues with Approval.

**Sheriffs' Department:** The Walton County Sheriff's Office conducts business checks on the main thoroughfares within the county. This would be an increase of 730 business checks per year.

**Water Authority:** This area is currently served by a 8" water main along Hwy 20. (static pressure: 50 psi, Estimated fire flow available: 1,100 gpm @ 20 psi). No system impacts anticipated.

**Fire Department:** There is a fire hydrant located at the corner of Ivory Road and Ga. Hwy 20, which would be within 500 feet of the proposed facility. No Issues.

**Fire Code Specialist:** 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:** This will not impact the Walton County School System.

**Development Inspector:** No comment received.

**DOT Comments:** Will require GDOT coordination.

**Archaeological Information:** No comment received.

**PC ACTION 2/3/2022:**

1. Rezone – Z22010008 – Rezone 3.94 acres from A1 to B3 for major auto repair–  
Applicant/Owner: Ligil Abraham – Property located on 6030 Hwy 20- Map/Parcel C0090004A00 – District 2.

**Presentation:** Tiep Huynh with Alcovy Consulting Engineering represented Mr. Abraham in this case. Tiep stated that the surrounding properties are zoned B2 and B3 and there is Copart which is B3 across the street. The property to the North was just recently rezoned to M2. He stated that there is a small portion zoned A1 on the back side of the property. Tiep stated that his client would like to have a small auto repair business. He stated they would like to use the existing house as an office and build a 1,800 sq. ft. garage. Pete Myers verified there would be a 3 bay body shop with 8 ft. fence and they would have to submit plans for the office and body shop to the Building Department. Tiep stated that he will revise the drawings to show this and he will have it ready for the next meeting with the Board of Commissioners. Brad Bettis asked if it was just going to be a body shop and Tiep stated that it was. Tim Hinton asked if there would be big trucks and how may vehicles and Tiep stated about 20 vehicles and they will have hours Monday – Saturday 9:00 a.m. to 5:00 p.m.

**Speaking:** Susie Bond spoke and stated that she wanted this to stay A1 because on the A1 they could have horses.

**Recommendation:** Pete Myers made a motion to recommend approval with condition of business hours to be Monday – Saturday 9:00 a.m. to 5:00 p.m. with a second by Timothy Kemp. The motion carried unanimously.

**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: 01/21/22



# Rezone Application # 222010008

Planning Comm. Meeting Date 2-3-2022 at 6:00PM held at **WC Board of Comm. Meeting Room**  
 Board of Comm Meeting Date 3-1-2022 at 6:00PM held at **WC Historical Court House**  
**You or your agent must be present at both meetings**

**Map/Parcel** C0090004A00

<b>Applicant Name/Address/Phone #</b>	<b>Property Owner Name/Address/Phone</b>
<u>Ligil Abraham</u>	<u>Ligil Abraham</u>
<u>3127 Trinity Grove Dr.</u>	<u>3127 Trinity Grove Dr.</u>
<u>Dacula, GA 30019</u>	<u>Dacula, GA 30019</u>
	(If more than one owner, attach Exhibit "A")
Phone # <u>770-309-1822</u>	Phone # <u>770-309-1822</u>
Location: <u>6030 Hwy 20 Loganville, GA 30052.</u> Requested Zoning <u>B-3</u> Acreage <u>3.74</u> <u>3.94</u>	
Existing Use of Property: <u>Vacant Residential Dwelling</u>	
Existing Structures: <u>Ex. house to be converted to office</u>	
The purpose of this rezone is <u>Requesting a change of zoning from A-1 to B-3 to allow for construction of a 3 bays auto body shop and support infrastructures.</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 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>1/04/22</u> Fee Paid <u>\$ 450.00</u>
<b>Public Notice sign will be placed and removed by P&amp;D Office</b> Signs will not be removed until after Board of Commissioners meeting	
<b>Office Use Only:</b>	
Existing Zoning <u>A1</u>	Surrounding Zoning: North <u>B2 B3</u> South <u>B3 A2</u> East <u>B2 B3</u> West <u>A1</u>
Comprehensive Land Use: <u>Highway Corridor</u>	<b>DRI Required?</b> Y _____ N <u>✓</u>
Commission District: <u>2-Banks</u>	Watershed: <u>Big Haynes-Walton</u>

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

PROJECT: 3.74 ACRES AT 6030 Hwy. 20 Loganville, GA 30052

## ANALYSIS OF ZONING MAP AMENDMENT IMPACT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property are General Business District (B-2 and B-3) to the South and east and A1 to the north of the subject property. The property to the north is in the process of getting rezoned to M-1 as well. The property west of the subject property, across Hwy 20 is also Zoned B3 and M1.

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

The owner cannot develop their land in a similar fashion as nearby properties which are currently zoned B2, B3, and M2.

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

The proposed land use change represents a fair balance. This area is emerging as a commercial/light industrial district, with surrounding tracts are already zoned B2, B3 and M2.

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

If rezoned, the property will be developed in accordance with the B3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region. The property cannot reasonably be used as a rural estate due to increasing land prices. The property also doesn't have a reasonable economic use in comparison to nearby property that is zoned B-2, B3 and M2.

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

The proposed zoning is consistent with the trend of nearby property. If approved, this property will be used as an auto body shop which is consistent with the Copart property directly west of the subject property.

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

The property has been in its current state, which is being used as farm since 1928.

TO: Walton County Planning and Development  
303 S Hammond Drive  
Suite 98  
Monroe, Georgia 30655

January 3, 2022

SUBJECT: Letter of Intent, 6030 Hwy 20 Loganville, GA 30052

To Whom It May Concern,

A change of existing zoning of A1 is requested for the subject property located at 6030 Hwy 20 Loganville, GA 30052. – Parcel number C0090004A00 to B-3 to allow for the construction of a 3 bayes auto body shop.

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

For questions or further information please contact me 770-309-1822.

Sincerely,



Thiep Huynh  
Consultant

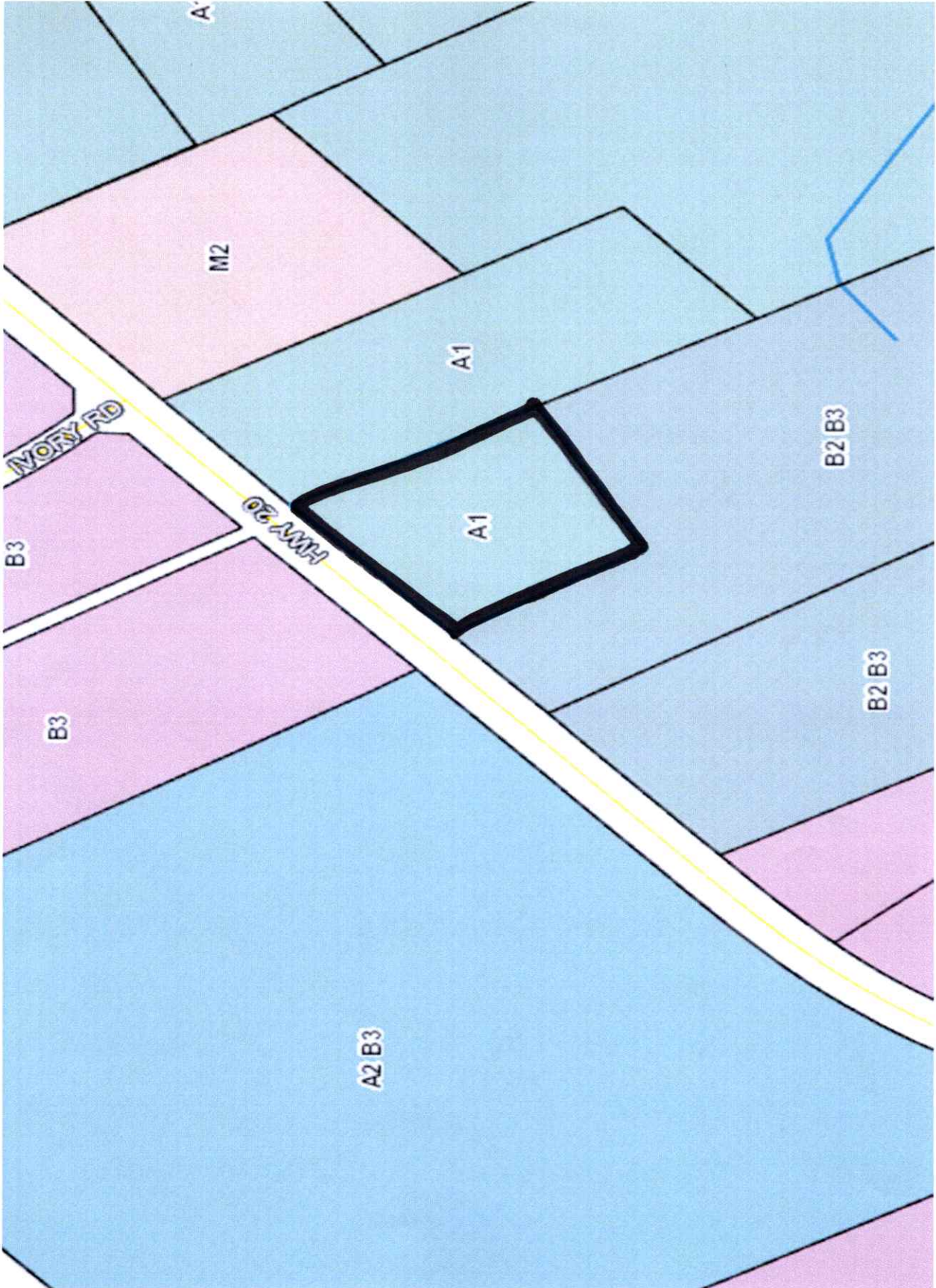




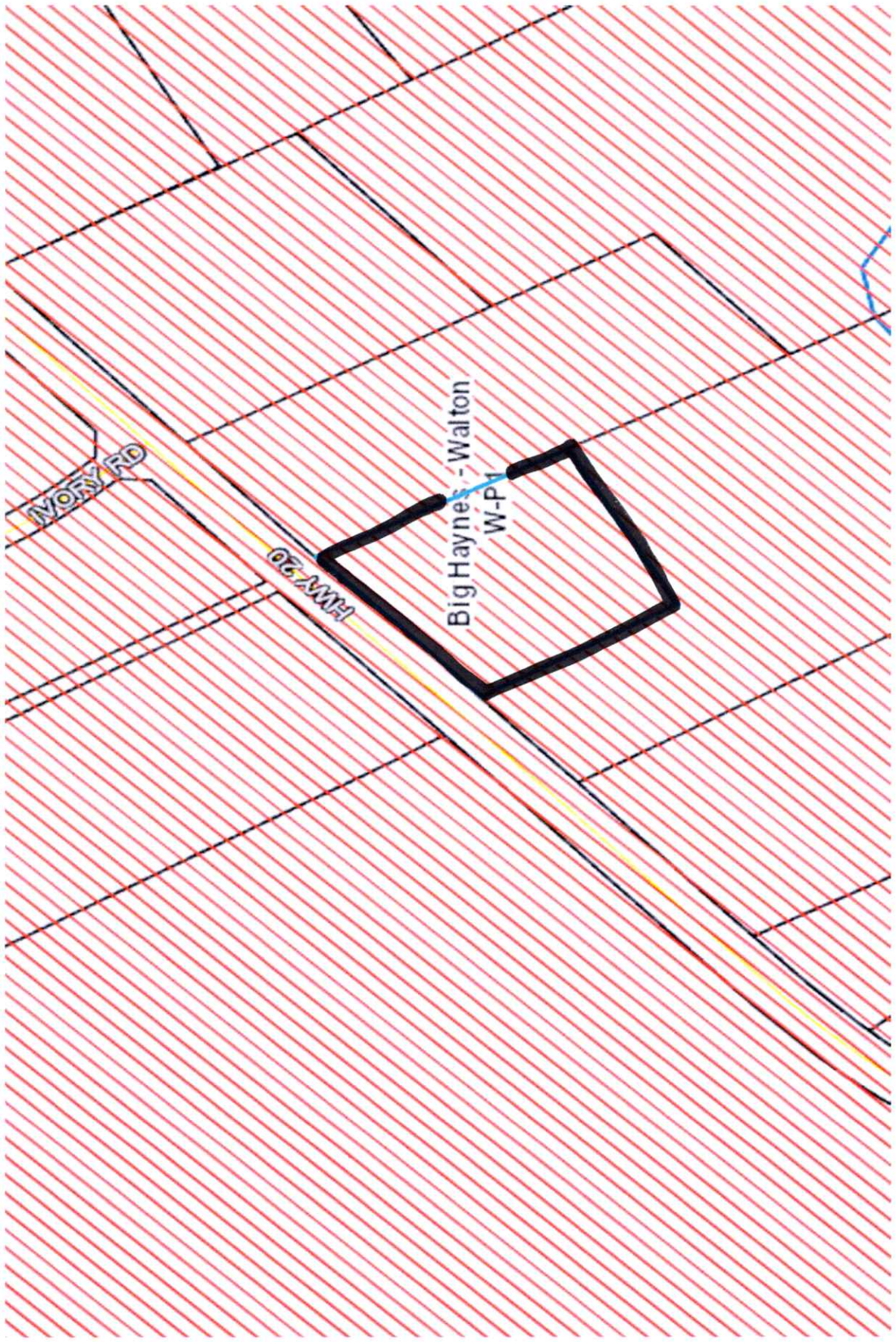
Z22010008 – 6030 Hwy 20



Z22010008 - 6030 Hwy 20



Z22010008 - 6030 Hwy 20



Z22010008 - 6030 Hwy 20



February 1, 2022

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, February 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 Shelnut, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, Human Resources Director Melissia Rusk, Facilities Director Hank Shirley 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 6:13 p.m. and led the Pledge of Allegiance. Commissioner Shelnut gave the invocation.

**ADOPTION OF AGENDA**

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

**PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of CU21120003 - Conditional Use for Event Facility - Applicant/Owner: Bruce W. Verge Jr. - Property located at 4750 Snows Mill Rd & Mt Carmel Church Rd - Map/Parcel C1900022 - District 4

Chairman Thompson opened the public hearing on the matter. Bruce Verge, Jr. spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

*Motion: Commissioner Bradford made a motion to approve the conditional use. Commissioner Adams seconded the motion and all voted in favor.*

Approval of Z21120002 - Rezone 1.00 acres from B1 to M1 for stone fabrication - Applicants/Owners: Xhevdet & Linda Islami - Property located at Nathan Blvd. - Map/Parcel C0440013L00 -District 1

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

*Motion: Commissioner Warren made a motion to approve the rezone. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval with Conditions - Z21120005 & Z21120006 - Rezone 1.56 acres on each lot from A2 to R1 to create buildable lots - Applicant: Reliant Homes GA LLC/Owner: TMFT Lot Investments LLC - Property located at 4500 Bay Creek Rd - Map/Parcel C0160018B00 & 4520 Bay Creek Rd - Map/Parcel C0160018A00 - District 2

Chairman Thompson opened the public hearing on the matter. Ned Butler of Reliant Homes presented the rezones. There was no opposition present. Chairman Thompson closed the public hearing.

**Motion:** *Commissioner Banks made a motion to approve the rezones with conditions as presented. Conditions: 1) Minimum heated square footage of homes to be 2400 sq. ft., 2) Minimum roof pitch 8:12, 3) Front and side yards to be sodded, 4) Concrete driveways, 5) Side entry garages, 6) Plant 5 2" caliber trees per lot prior to CO, 7) 30 year architectural shingles, 8) Provide water table at height of bottom of windows on the front of the house with 18" minimum, water table to be installed on the front, 9) Variance to reduce lot width on 2 lots from required 150' to proposed 133' and 135'. Commissioner Shelnut seconded the motion. All voted in favor.*

Approval of Z21120007 - Rezone 2.26 acres from A1 to B3 for pest control company & outside storage - Applicants: Ben & Kylie Myers/Owners: Howard & Brenda Bodkin - Property located at 587 Hwy. 78 & Tommy Dillard Rd - Map/Parcel C1780050 & 48A - District 4

Chairman Thompson opened the public hearing on the matter. Ben Myers spoke in favor of 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 for this business type. Commissioner Shelnut seconded the motion and all voted in favor.*

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

Chairman Thompson opened the public hearing on the matter. Johnny Henderson and Charlie Everson spoke in favor. Ken Archer and Sidney Gordon spoke in opposition and asked for more than a 100 ft. buffer. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to approve the rezone with the following conditions: business hours to be 7-7 Monday – Saturday, 125' buffer on the residential homes, 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas. Commissioner Shelnut seconded the motion. All voted in favor.*

## PLANNING & DEVELOPMENT

Amendment - OA21120009 - Amendment to Walton County Land Development Ordinance per Errata Sheet dated 12/03/2021

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

Annexation - Town of Between - GA10/US78 at Rosewood Circle - 19.04 Acres/Parcels C06101330DP & C0610133 - Rosewood Development, LLC

***Motion:** Commissioner Warren made a motion to approve the annexation. Commissioner Banks seconded the motion; voted and carried unanimously.*

**ORDINANCE**

Walton County Speed Zone Ordinance Update

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

**ADMINISTRATIVE CONSENT AGENDA**

- 7.1. Approval of January 4, 2022 Meeting Minutes
- 7.2. Contracts & Budgeted Purchases of \$5000 or Greater
- 7.3. Declaration of Surplus Property
- 7.4. Fiscal Agent Designation/Acceptance Agreement - Partnership for Families, Children and Youth
- 7.5. Proclamation - Radon Action Month
- 7.6. Contract Renewal - Walton Co. Chamber of Commerce
- 7.7. Contracts - Southeast Corrections - Probation Services - Magistrate Court and Probate Court
- 7.8. Inmate Housing Agreement - Washington County

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

**RESOLUTIONS**

Finance Director Milton Cronheim presented Resolutions for proposed budget amendments.

Resolution – FY22 Budget Amendments

**Motion:** *Commissioner Shelnutt made a motion, seconded by Commissioner Banks to adopt the FY 2022 Budget Amendments. All voted in favor.*

**ACCEPTANCE OF BIDS/PROPOSALS**

Proposal - Ross and Associates - Annual Update - Capital Improvements Element (Impact Fee)

**Motion:** *Commissioner Warren made a motion, seconded by Commissioner Banks to approve the proposal from Ross and Associates for the Annual Update to the Capital Improvements Element. All voted in favor.*

Construction Manager at Risk Services - Walton Co. Public Safety Complex

Megan Kocikowski with Comprehensive Program Services presented proposals for the Walton Co. Public Safety Complex.

**Motion:** *Commissioner Banks made a motion, seconded by Commissioner Shelnutt, to accept the proposal from McCarthy/Barnsley. Chairman Thompson, Commissioners Warren, Banks, Shelnutt and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion carried 5-2.*

Design Build - Walton Co. Government Building Courtroom Renovations

Facilities Director Hank Shirley presented proposals for the Design Build for the Government Building Courtroom Renovations and the bids for the Walton Co. Courthouse Annex 1 Renovation. He asked that the Chairman be given the authority to execute the contracts after review by the County Attorney.

**Motion:** *Commissioner Bradford made a motion to accept the proposal from Sunbelt Builders giving the Chairman the authority to execute the contract pending review by the County Attorney. Commissioner Shelnutt seconded the motion; voted and carried unanimously.*

Walton Co. Courthouse Annex 1 Renovations

**Motion:** *Commissioner Shelnutt made a motion to accept the bid from Hogan Construction giving the Chairman the authority to execute the contract pending review by the County Attorney. Commissioner Banks seconded the motion and all voted in favor.*

Walton Co. Water System Improvements - Pre-Qualifications

Water Department Director Morris Jordan presented a list of pre-qualified contractors for upcoming water system improvements.

**Motion:** *Commissioner Warren made a motion to approve the pre-qualifications of Anderson Grading, Legacy Water Group, Ronny Jones Enterprises and Mid-South Builders. Commissioners Warren, Banks, Bradford, Adams and Dixon voted in favor. Commissioner Shelnutt recused himself from the vote. The motion carried.*

**APPOINTMENTS**

Walton County Board of Appeals - District 4 and District 5

***Motion:** Commissioner Bradford made a motion to appoint Keith Prather as the District 4 representative for the Board of Appeals. Commissioner Adams seconded the motion. All voted in favor.*

***Motion:** Commissioner Adams made a motion to appoint Blake Davis as the District 5 representative for the Board of Appeals. Commissioner Bradford seconded the motion; voted and carried unanimously.*

**DISCUSSION**

Discussion and possible decision on position of County Administrator

Chairman Thompson presented a job description for the position of a County Administrator. The proposed position would not be a civil service position and would be approved for one year.

***Motion:** Commissioner Banks made a motion to approve the job description and advertise the position with a salary commensurate with experience from \$140,000 - \$180,000. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

Discussion and possible recommendation to establish Public Facilities Authority

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnut to start the process of creating a Public Facilities Authority. Chairman Thompson, Commissioners Warren, Banks, Shelnut and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion carried 5-2.*

Discussion and possible decision on Administrative Covid Pay

Human Resources Director Melissia Rusk addressed the Board with concerns over Covid pay.

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon to split coverage of Covid pay, 3 days from the County and 3 days from the employees' accrued sick leave for a maximum of 6 days beginning March 1, 2022. The County to take the first day. Chairman Thompson will have the authority on a case by case basis should the employees sick leave be exhausted. All voted in favor.*

**ADJOURNMENT**

***Motion:*** *Commissioner Dixon made a motion, seconded by Commissioner Banks, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:55 p.m.*

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

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DAVID G. THOMPSON, CHAIRMAN

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RHONDA HAWK, COUNTY CLERK

Walton County Board of Commissioners  
Purchases \$5,000.00  
Meeting FY22

March 1, 2022

Item 5.2.

Department	Fund	Description	Payee	Amount
<b>Budget Year FY 22</b>				

Various

	100	LVAP Per OCGA 15-21-132 -December 2021 - <b>For the Record</b>	Local Victims Assistance Fund	\$8,875.47
Various		Replenish Funds In Worker's Comp Trust - <b>For the Record</b>	Walton Co. Workers Comp Trust Fund	\$28,476.00
	100	Gear Boxes & Pans	Ag-Pro Companies	\$5,810.23
	100	LED Light Ion T-series	West Chatham Warning Devices, Inc	\$5,605.20

Law

1530	100	Legal Fees - January 2022- <b>For the Record</b>	Atkinson & Ferguson	\$25,043.79
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Data Processing/MIS

1535	100	Synology Bay Rackstation, Rail Kits and Ram 16GB	SHI International	\$11,307.64
	100	Desktop PC's for E-911 (5)	Byte Speed LLC	\$7,250.00

Human Resources

1540	100	AFLAC Premium - January 2022 - <b>For the Record</b>	AFLAC	\$10,862.08
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Gen Gov BLDGS

1565	100	Historic Courthouse - Tree Repair	North American Tree Service Inc.	\$5,200.00
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Juvenile

2600	100	Indigent Defense	Piner & Maffit	\$6,723.00
	100	Indigent Defense	Law offices of Leara Morris-Stokes	\$7,365.00

Jail

3325	100	Specialty Care Expense - Overage	Correct Health	\$17,809.94
	100	Inmate Meals - January 2022	Kimble's Food By Design, Inc.	\$53,519.28
	100	Activation and Monitoring Fee - January 2022	Joe Ray Bonding	\$14,024.50
	100	Purchased Bullet Proof Vests	Public Safety Uniforms	\$735.00

JAIL-SPLOST

3325.13	322	Program Management - Public Safety Complex	Comprehensive Program Services	\$55,000.00
	322	Performed Engineering Services	Geo Hydro Engineers	\$25,900.00

Category	Code	Quantity	Description	Supplier	Amount
<b>Sheriff</b>	3300	100	Trunk Side Mounters, Shop Supply Fee & Freight	West Chatham Warning Devices	\$8,960.48
		100	Labor to Install Routers & Antenna	West Chatham Warning Devices	\$14,000.00
		100	Routers, Antenna's & Mount Kit (40)	ROK Brother's Inc.	\$40,479.20
		100	Mid Ride Duty Holster and Freight (15)	Dana Safety Supply Inc	\$8,687.95
		100	Power DMS Onboarding Package & Training Solutions	Power DMS, Inc	\$13,412.97
		100	Evidencelibrary Software Package (40)	Watch Guard	\$29,320.00
		100	K9 Equipment for Patrol Vehicle	West Chatham Warning Devices	\$6,693.95
		100	Glock 45, Glock 9MM & Night Sights Sets	Amchar Wholesale, Inc	\$12,836.01
		100	Purchased Bullet Proof Vests	Public Safety Uniforms	\$4,410.00
		<b>Fire Fighting</b>	3520	270	Air - Pak X3 (9)
270	Sanp-Change carbon-wrapped pressure, Cyl & VLV Assy(5)			Municipal Emergency Services, Inc	\$12,250.00
270	Uniforms Purchased			Uniforms Unlimited	\$5,951.00
<b>EMS</b>	3610	531	Ambulance Billing - January 2021	Emergency Billing	\$17,957.02
		531	Cardiac Monitor Tempus (10)	The EMS Superstore	\$337,736.00
<b>Roadways &amp; Walkways</b>	4220	100	Providence Club Drive - Apply High Density Bond	Blount Construction Co, Inc	\$38,631.15
		100	Transmission Repair and Labor	Atlantic & Southern Equipment, LLC	\$6,575.00
		100	Purchased Bush Hog	AG-PRO Companies	\$23,250.00
		100	Purchased Poly Spreader/Salt Spreader; Stainless Steel Plow	Cherokee Truck Equipment, LLC	\$32,950.00
		100	Demo/Replace Misc Concrete Repairs Sidewalk, Curb & Gutters	MD Residential, LLC	\$13,525.00
		100	Hanson Gab Crusher Run on Various Roads	Hanson Aggregates	\$28,500.00
<b>Hard Labor Creek</b>	4405	508	2021 HLC Monitoring O&M - <i>For the Record</i>	Nelson Environmental, Inc	\$13,004.04
		508	High Shoals Hydroelectric PAR - <i>For the Record</i>	Nelson Environmental, Inc	\$747.04
		508	Hard Labor Creek O&M - <i>For the Record</i>	Precision Planning	\$4,965.00
		508	Professional Services - January 2022- <i>For the Record</i>	Precision Planning	\$1,882.02
		508	Professional Engineering Services - January 2022 - <i>For the Record</i>	Jacobs Engineering	\$5,875.00
		508	Professional Services - December 2021- <i>For the Record</i>	Atkinson/Ferguson	\$339.50
		508	Annual Fee - HLC Revenue Bonds 2016A - <i>For the Record</i>	Regions Banks	\$1,075.00
		508			
<b>Water</b>	4446	507	Outsourcing/Postage for Bills	Arista Information Systems, Inc	\$9,287.15
		507	Unleaded - Diesel Fuel	Stephens Oil Company Inc	\$5,909.45
		507	Kuborta Excavator	Lashley Kubota	\$47,061.56
		507	Flat Bed Trailer	Rollin - S	\$13,360.00
		507	Supplies for Meters and Installs	Delta Municipal Co	\$32,937.00
		507	Hydrant Repairs	Georgia Hydrant	\$15,000.00
		507	Various Locations	Utility Service Locations	\$10,303.23
		507			



<b>507</b>	Water Purchased from Newton County - <b>For the Record</b>	Cornish Creek	<b>\$177,691.00</b>
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Item 5.2.

**Solid Waste**

4530	<b>540</b>	Tipping Fees -January 2022	City of Monroe Public Works	<b>\$15,106.77</b>
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**Park Areas**

6220	<b>100</b>	Chemical Spraying - Various Park Locations	Pro Way Turf, Inc	<b>\$7,030.00</b>
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**Parks & Rec, SPLOST 2019**

6220.19	<b>323</b>	Floor Machine - south Walton Community Center	Thorton Brothers Inc	<b>\$5,416.13</b>
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**\$1,373,372.75**

# Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **March 1, 2022**

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

If so, When?

TOPIC: **Surplus**

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

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

\*What action are you seeking from the Commissioners? **Declare items surplus and give permission to sell on Gov Deals and/or to metal company whichever is of greater value.**

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

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

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

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

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

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

Approved in current budget?

Budget information attached?

Comments:

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Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:



**MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING** (the "Memorandum") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Effective Date"), by and between **WALTON COUNTY, GEORGIA**, a political subdivision of the state of Georgia ("Walton") and **CITY OF MONROE, GEORGIA**, a political subdivision of the state of Georgia ("Monroe").

**BACKGROUND**

**WHEREAS**, Walton and Monroe desire to outline the terms and conditions upon which Monroe will provide water service to certain properties, being Walton County Tax Parcels C1210001A00, C1210001B00, and C1210001C00 (the "Properties"), in Walton’s service area pursuant to the Service Delivery Strategy Agreement adopted by the Walton County Board of Commissioners on February 4, 2020 and the City of Monroe City Council on February 11, 2020, until such time as Walton elects to extend its water lines to service the Properties;

**NOW THEREFORE**, in consideration of the benefits to be realized from the obligations hereinafter set forth, Walton and Monroe have entered into this Memorandum of Understanding and agree as follows:

**Section 1. The Project.** Monroe agrees, at its own expense, to extend its water lines to service the Properties. Monroe agrees to continue to provide water service to the Properties until such time as Walton chooses to extend its water lines to service the Properties.

**Section 2. No Change to Service Area.** This Memorandum or any subsequent agreement pursuant to this Memorandum shall not be construed as an amendment to Walton’s water service delivery area pursuant to the Service Delivery Strategy Agreement adopted by the Walton County Board of Commissioners on February 4, 2020 and the City of Monroe City Council on February 11, 2020.

**Section 3. Right to Assume Service.** Walton shall have the right to assume provision of water service to the Properties at any time.

**Section 4. Entire Agreement.** This Memorandum embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein. This Memorandum may be amended only by a written instrument executed by both Walton and Monroe.

**Section 5. Headings.** The captions and headings used in this Memorandum are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Memorandum.

**Section 6. Governing Law.** This Memorandum has been entered into and shall be governed, construed and interpreted pursuant to an in accordance with the laws of the State of Georgia.

**Section 7. Severability.** Any term or provision of this Memorandum which is proven to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other term or provision hereof.

**Section 8. Counterparts.** This Memorandum may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

**The signature pages follow this page.**

**IN WITNESS WHEREOF**, Walton and Monroe have caused this Memorandum of Understanding to be duly executed as of the Effective Date.

**WALTON:**

**WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia

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

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**MONROE:**

**CITY OF MONROE, GEORGIA**, a political subdivision of the State of Georgia

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

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**From:** David Mitchell <[David.Mitchell@rockdalecountyga.gov](mailto:David.Mitchell@rockdalecountyga.gov)>  
**Date:** February 14, 2022 at 9:50:05 AM EST  
**To:** [davidg.thompson@co.walton.ga.us](mailto:davidg.thompson@co.walton.ga.us)  
**Cc:** Elizabeth White <[Elizabeth.White@rockdalecountyga.gov](mailto:Elizabeth.White@rockdalecountyga.gov)>  
**Subject:** MOU Fire Prevention & Safety Partnership

Good morning Chairman Thompson:

It was great speaking to you on last week regarding the Rockdale-Walton partnership for the Fire Prevention and Safety Trailor. Please review the attached MOU letter, print on your Walton County letterhead, sign it, and forward a scanned copy to me as soon as possible. Please note this initiative is of no cost to Walton County. All we ask is that you be responsible for promoting the Fire Safety Trailor to your Fire and Rescue Department, and to the youth and adults in your community. Feel free to call me if you have any questions.

Regards,

***David N. Mitchell, Grants Manager***  
Rockdale County, Department of Finance  
958 Milstead Avenue/Post Office Box 289  
Conyers, GA 30012  
770-278-7555 Main  
770-278-7560 Direct  
eMail: [David.Mitchell@RockdaleCountyGA.gov](mailto:David.Mitchell@RockdaleCountyGA.gov)



303 S. Hammond Drive  
Suite 335  
Monroe, Georgia 30655

*Karen P. David*  
Clerk Of Superior Court  
Walton County

Melissa J. Malcom  
Chief Deputy Clerk  
(770) 267-1307  
Fax (770) 267-1304

February 11, 2022

Walton County Board of Commissioners  
111 South Broad Street  
Monroe, Georgia 30655

**Attn: Chairman David Thompson**

**RE: BOARD OF EQUALIZATION MEMBERS PAY INCREASE**

Chairman Thompson:

I am writing you today to request a pay increase for the Board of Equalization Members. The members currently are paid \$80 per day and the Chairman is paid \$90 per day. I'm asking for an increase for Members from \$80 to \$120 per day and from \$90 to \$130 per day for the Chairman. They serve Walton County in a very important capacity and have not received a pay increase since the year 2002. They are normally paid during one pay period per month; each serving different days and during the peak time of assessment appeals they will serve more.

These members play a very vital role in our tax assessment appeals process and are appointed by the Grand Jury (each member serves a three year term). They also have to be qualified and attend training meetings each year. Each member has to fulfill mandatory education requirements training in appraisal and equalization procedures prepared and required by the commissioner of the Georgia Department of Revenue.

The Board of Equalization is based on the principal of an independent, fair, competent and impartial body for the handling of appeals on real property, personal property, conservation, exemption and homestead exemption for the various interested parties of Walton County, Georgia. The Board of Equalization's role is central to the citizens of Walton County, Georgia in exercising and dispensing fairness in determining issues presented to the Board of Equalization.

Thank you for your consideration in this matter and I look forward to hearing from you.

Sincerely,

*Karen P. David*

*Karen P. David*

Clerk of Walton Superior Court

*OK  
D.J.*



**RESOLUTION**

**WHEREAS**, the budgets of Walton County for Fiscal Year 2022 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 1, 2021, and

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

**THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Walton County, amends the Fiscal Year 2022 budget to make changes to the Fiscal Year 2022 budget as presented in the attached summary schedule.

Adopted this 1st day of March, 2022

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

Attest:

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

**AMENDMENT SUMMARY**  
**March 2022 Agenda**

1. **District Attorney 2200:** FY 2022 Proposed amendment to increase budgeted expenditures (54.2200 Vehicles) by \$35,009.40. At the January BOC meeting the *Judicial Branch American Rescue Grant* was approved. Part of that grant covered the cost of an additional Investigator in the DA's office. This vehicle would be used by that new Investigator when he or she is hired. This would result in a decrease in fund balance.
  
2. **Clerk of Superior Court 2180:** FY 2022 Proposed amendment/budget transfer resulting from an increase in case load that created the necessity for employees to incur overtime. This \$10,000.00 transfer would amend the department's budget to include/create overtime (51.1300 Overtime). Funds would be moved from an account that currently has an overage (53.1100 Gen Supplies). This would result in no effect on overall fund balance.
  
3. **County Administrator 1320:** FY 2022 Proposed amendment to increase wage related expenditures applicable to the hiring of the new County Administrator. The total increase for the remaining fiscal year would be \$74,515. Approval would result in a decrease in fund balance by this amount.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
WALTON COUNTY, GEORGIA TO APPROVE THE  
GEORGIA DEPARTMENT OF COMMUNITY HEALTH  
UPPER PAYMENT LIMIT (UPL) GRANT FOR WALTON  
COUNTY EMERGENCY MEDICAL SERVICES (EMS), AND  
TO AMEND THE FISCAL YEAR 2022 BUDGET**

**WHEREAS**, the budgets of Walton County for Fiscal Year 2022 for the General Fund, all special revenue funds, debt service funds, and capital funds were adopted on June 1, 2021, and

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

**THEREFORE, BE IT RESOLVED** by the Walton County Board of Commissioners that the \$58,161.00 State of Georgia Upper Payment Limit (UPL) Grant, about which additional information is attached hereto as a schedule and incorporated herein by reference, is adopted; and

**THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Walton County, amends the Fiscal Year 2022 budget to make changes to the Fiscal Year 2022 budget as presented in the attached summary schedule.

**SO RESOLVED THIS 1<sup>ST</sup> DAY OF MARCH, 2022**

**BOARD OF COMMISSIONERS FO WALTON COUNTY, GEORGIA**

By:

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

Attest:

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



**Brian P. Kemp, Governor**

**Caylee Noggle, Commissioner**

2 Peachtree Street, NW | Atlanta, GA 30303-3159 | 404-656-4507 | www.dch.georgia.gov

**MEMORANDUM**

**Date:** January 13, 2022

**To:** Chief Executive Officer/Chief Financial Officer

**From:** Kim S. Morris, Director of Reimbursement  
Division of Financial Management *kam*

**Subject:** State Fiscal Year 2022 Upper Payment Limit (UPL) Ground Ambulance Payments  
(Claim Period Covered: January 1, 2020 – June 30, 2020)

**BY ELECTRONIC MAIL**

The Centers for Medicare and Medicaid Services (CMS) has accepted the Department’s Ground Ambulance Payments UPL calculation for State Fiscal Year 2022. Information about the schedule of events, notice of intent, UPL payment and intergovernmental transfer amounts are attached. This information will be available on the Department’s web site at [www.dch.georgia.gov](http://www.dch.georgia.gov) by selecting options for “Providers,” “Provider types,” “Ground Ambulance Upper Payment Limit (UPL)”.

The first supplemental payment will be based on Medicaid FFS ambulance claim dates of service from January 1, 2020 through June 30, 2020. Per the State Plan Amendment, providers had to submit at least three commercial payer rates to qualify for a supplemental payment. The State did not calculate a supplemental payment for any procedure code (A0425, A0426, A0427, A0428, A0433, or A0434) with less than three commercial payer rates reported.

UPL payments to Public Ground Ambulance Providers are scheduled to be **released on February 24, 2022**. For hospital affiliated or freestanding, the UPL payment will depend on the receipt of an IGT from the governmental entity affiliated with your Ground Ambulance Provider. Please note that the intergovernmental transfer must be received **by noon on February 7, 2022**, for payment to be released on **February 24, 2022**. If an IGT is not received by the deadline, the associated UPL payment will be delayed until later this year.

To assure that the timely receipt of intergovernmental transfers can be confirmed, a Notice of Intent to Transfer form must be **submitted by Monday, January 31, 2022**, to document the expected method of transfer.

The February 24, 2022, payment will be issued by ACH to the bank account listed in the Georgia Medicaid Management Information System (GAMMIS) for your facility.

Typically, there is a 3 or 4-day delay between when ACH transactions are initiated and when the funds are deposited into a provider's bank account. Allowing for such a delay, the UPL payment should post to your facility's bank account on or before February 24, 2022.

If you have any questions about this notice, please contact Angelica Clark Hester at (404) 463-2956 or [aclark@dch.ga.gov](mailto:aclark@dch.ga.gov).

### Georgia Department of Community Health FY2022 Ground Ambulance UPL - Notice of Intent to Transfer Form

Notice of Intent to Transfer form for Ground Ambulance UPL payment is **due by Monday, January 31, 2022**. Intergovernmental transfer for Ground Ambulance UPL payment is **due by Monday, February 7, 2022; by noon**.

Name of Governmental Unit Making IGT: \_\_\_\_\_

**(IGT can only be accepted from government-owned(hospital affiliated or free standing) ground ambulance providers.**

Name of affiliated provider(s)	Tax ID#	IGT amount due	Total UPL payment
1.			
2.			
3.			
Total IGT amount due			

Expected method of transfer (select one):  
EFT \_\_\_\_\_ ACH \_\_\_\_\_

Designated contact:

Name \_\_\_\_\_

Title / Organization \_\_\_\_\_

E-mail address \_\_\_\_\_

Telephone number \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature indicate agreement with stated amounts above.

**Return completed form by e-mail to DCH\_NIR@dch.ga.gov By Monday, January 31, 2022**

Georgia Department of Community Health  
 Ambulance Upper Payment Limit (UPL) Summary  
 Supplemental Payment Calculation for January - June 2020  
 Medicaid FFS Claims

WALTON COUNTY EMS

Provider Name	Provider Medicaid ID	HCPCS Code	HCPCS Code - Medicaid Units	Average Commercial Rate*** (See Table below)	Upper Payment Limit	Medicaid Payments	Third Party Payments	Total Medicaid Payments	Adjusted Medicaid Payments	Supplemental Payment*
WALTON COUNTY EMS	000918343A	A0425	720	\$ 12.00	\$ 8,640.00	\$ 3,542.40	\$ -	\$ 3,542.40	\$ 3,542.40	\$ 5,097.60
WALTON COUNTY EMS	000918343A	A0426	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WALTON COUNTY EMS	000918343A	A0427	160	\$ 567.41	\$ 90,785.80	\$ 51,988.80	\$ -	\$ 51,988.80	\$ 51,988.80	\$ 38,796.80
WALTON COUNTY EMS	000918343A	A0428	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WALTON COUNTY EMS	000918343A	A0429	174	\$ 453.13	\$ 78,844.62	\$ 44,438.12	\$ -	\$ 44,438.12	\$ 44,438.12	\$ 34,406.50
WALTON COUNTY EMS	000918343A	A0433	4	\$ 768.72	\$ 3,074.88	\$ 1,758.08	\$ -	\$ 1,758.08	\$ 1,758.08	\$ 1,316.80
WALTON COUNTY EMS	000918343A	A0434	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>			1,058	\$ 1,801.26	\$ 181,345.10	\$ 101,727.40	\$ -	\$ 101,727.40	\$ 101,727.40	\$ 79,617.70

Provider Name	Provider Medicaid ID	HCPCS Code	HCPCS Code Description	HCPCS Code - Medicaid Units	Commercial Payer 1	Commercial Payer 2	Commercial Payer 3	Commercial Payer 4	Commercial Payer 5	Average Commercial Rate (ACR)***
WALTON COUNTY EMS	000918343A	A0425	Mileage	720	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
WALTON COUNTY EMS	000918343A	A0426	Advanced Life Support (ALS, Non-Emergency)	0						
WALTON COUNTY EMS	000918343A	A0427	Advanced Life Support (ALS, Level 1, Emergency)	160	\$ 625.00	\$ 575.00	\$ 625.00	\$ 444.63		\$ 567.41
WALTON COUNTY EMS	000918343A	A0428	Basic Life Support (BLS, Non-Emergency)	0						
WALTON COUNTY EMS	000918343A	A0429	Basic Life Support (BLS, Emergency)	174	\$ 312.50	\$ 500.00	\$ 500.00		\$ 500.00	\$ 453.13
WALTON COUNTY EMS	000918343A	A0433	Advanced Life Support, Level 2 (ALS Level 2, Emergency)	4	\$ 825.00	\$ 656.16	\$ 825.00			\$ 768.72
WALTON COUNTY EMS	000918343A	A0434	Specialty Care Transport	0						
<b>Totals</b>				1,058	\$ 1,774.50	\$ 1,743.16	\$ 1,962.00	\$ 456.63	-	\$ 1,801.26

Provider Name	Provider Medicaid ID	Upper Payment Limit	Adjusted Medicaid Payments	Supplemental Payment *	Federal Share	State Share**
WALTON COUNTY EMS	000918343A	\$ 181,345.10	\$ 101,727.40	\$ 79,617.70	\$ 58,160.73	\$ 21,456.97

Summary Notes:  
 \*Supplemental Payment represents the Federal and State Share  
 \*\*State Share represents the amount Provider will pay to the State as an ITGF.  
 \*\*\*Average Commercial Rate is based on the average of 3 or more Commercial payers per provider. However, if you were unable to provide at least 3 commercial payers; no average commercial rate was calculated for that particular procedure code.

**REQUEST FOR PROPOSAL #2022-07 FOR DESIGN CONSULTANT SERVICES – WALNUT GROVE PARK  
WALTON COUNTY BOARD OF COMMISSIONERS**

TO: Chairman Thompson and Board of Commissioners  
FROM: Thomas J. “Jeff” Prine, CCM, LEED AP – Ascension Program Management, LLC  
Capital Project Manager  
DATE: February 21, 2022  
SUBJECT: **Walton County Request for Proposals – Design Consultant services for Walnut Grove Park  
– Rankings and Recommendations.**

On **February 17, 2022**, Proposals were received from the following Design Consultant Firms (Teams):

- 1. Lose Design
- 2. Breedlove Land Planning
- 3. Wood
- 4. Robert & Company
- 5. Bowman

Services that were requested in this first step included; Comprehensive Master Planning, Limited Traffic Engineering Analysis, Site Due Diligence, Order of Magnitude Budget Estimating, and Phasing services.

An evaluation committee made up of Chairman Thompson, Jody Johnson, Hank Shirley, and Jeff Prine met on February 21, 2022, to review said proposals and determine a specific ranking and recommendation for the BOC.

The evaluation followed precisely the format that had been included within the RFP. Maximum points that could have been achieved was 1,200 points. Each committee member reviewed each of the Proposals on their technical qualifications and those scores were tallied.

Next, we opened and read aloud their Fees which included Pre-Construction and Design Phase services as follows:

1. Lose Design	\$ 79,760.00
2. Breedlove Land Planning	\$119,500.00
3. Wood	\$122,500.00
4. Bowman	\$250,552.00
5. Robert & Company	\$259,660.20

Taking into consideration, both the technical qualifications and the proposed Fees, the committee members completed their evaluations, and the final ranking is as follows:

<b>1. Lose Design</b>	<b>1,172 points</b>
2. Breedlove Land Planning	1,107 points
3. Wood	1,083 points
4. Robert & Company	947 points
5. Bowman	690 points



Therefore, it is the recommendation of the evaluation committee that the Board of Commissioners award a Professional Services Agreement for Design Consultant Services to **Lose Design.** for the total amount of **\$79,760.00.**

Respectfully,

A handwritten signature in blue ink, appearing to read "Tom J. Prine". The signature is stylized and cursive.

Thomas J. "Jeff" Prine, CCM, LEED AP  
Ascension Program Management, LLC  
Capital Project Manager