



# BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, January 07, 2025 at 6:00 PM

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

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

## AGENDA

### 1. PRESENTATIONS

- 1.1. Retirement Recognition - Rick Desmarais
- 1.2. Youth Football - NGYFA Champions, 7 & Under Monroe Hurricanes
- 1.3. Youth Soccer - GRPA Class A State Champions, 8 & Under Coed

### 2. MEETING OPENING

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

### 3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions

### 4. DISCUSSION

- 4.1. County Manager's Report/Update

### 5. FINANCE

- 5.1. Presentation of FY24 Audit - Mauldin & Jenkins
- [5.2.](#) Resolution - FY25 Budget Amendment and Project Length Budget - Nowell Pickleball Courts
- [5.3.](#) Resolution - FY25 Budget Amendment

### 6. PLANNING COMMISSION RECOMMENDATIONS

- [6.1.](#) Approval of Z24100002 with conditions - Rezone 52.794 acres from A1 to R1OSC for a residential subdivision - Applicant/Owner: Alcovy Development Group, LLC - Property located on Alcovy Station Rd./Map/Parcel C0790053 - District 4

*Conditions: 1) Evergreen plantings along the western property line; 2) 25% of the property will be open space; 3) Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions; 4) Minimum Square Footage: a. Ranch 2200 b. Two Story 2400; 5) Lots shall be graded for water to flow away from the homes to the stormwater ditches; 6) Curb and gutter; 7) Minimum overall density to be 1 unit per acre with a maximum of 47 lots; 8) Minimum Yard Size: a. Front 40' b. Rear 40' c. Side 15'; 9) All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories; 10) All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products, vinyl and aluminum siding is prohibited; 11) Yards shall have sod per County standards; 12) All shingles shall be architectural; 13) All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.*

- 6.2.** Approval of Z24-0007 - Rezone 5.02 acres from A1 to A to grow & sell produce - Applicant: Jacade Long/Owners: Jacade & Rebecca Long - Property located at 2536 Brindle Farmer Rd./Map/Parcel C1950063E00 - District 4
- 6.3.** Approval of Z24-0022 - Rezone 3.84 acres from A1 to A2 to create 2 buildable lots - Applicant/Owner: Blue Wolf Homes, LLC (Andriy Lukyan) - Property located at 6300 Hwy. 81/Map/Parcel C0360006 - District 1
- 6.4.** Approval of Z24-0023 - Rezone 2.00 acres from A1 to A for dog training & customer contact - Applicant: Hadley Reed Santos/Owners: Clifford JT & Hadley Reed Santos - Property located at 2958 HD Atha Rd./Map/Parcel C0780099D00 - District 4

## **7. PLANNING & DEVELOPMENT**

- 7.1.** Acceptance of Right of Way - Cotton Creek Estates and Riverwalk Subdivision

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

- 8.1.** Approval of December 3, 2024 Meeting Minutes
- 8.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 8.3.** Declaration of Surplus
- 8.4.** Authorization to Receive Checks - Tax Commissioner
- 8.5.** Acceptance of Grant - Atlanta Hawks Foundation Grant - Parks & Recreation

## **9. RESOLUTIONS**

- 9.1.** Resolution - Setting time, dates and location of the regular monthly meetings of the Board of Commissioners for 2025

**10. CONTRACTS**

**10.1.** Purchase Agreement - Zoll Medical Corporation - Defibrillators - (Subject to review by Co. Attorney)

**11. ACCEPTANCE OF BIDS/PROPOSALS**

**11.1.** Pickball Courts - Ayers Park

**12. APPOINTMENTS**

**12.1.** County Clerk

**12.2.** Assistant County Clerk

**12.3.** County Attorney

**12.4.** Vice Chairman

**12.5.** Joint Development Authority

**12.6.** Walton County Development Authority

**12.7.** Hard Labor Creek Reservoir Management Board

**12.8.** Walton County Board of Assessors

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

**14. ANNOUNCEMENTS****15. EXECUTIVE SESSION****16. ADJOURNMENT**

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

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

For more information, please contact Rhonda Hawk.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO APPROVE THE PROJECT LENGTH BUDGET FOR THE NOWELL RECREATION CENTER PICKLEBALL COURTS PROJECT, AND TO AMEND THE FISCAL YEAR 2025 BUDGET**

**WHEREAS**, on November 6, 2018, the Walton County, Georgia SPLOST 2019 (“SPLOST IV”) was approved by voter referendum; and

**WHEREAS**, 911 radio communication project, transportation projects, parks and recreation projects, construction of new fire station and fire station improvements, building projects, water and sewer system improvements, and vehicle and major equipment acquisition are designated SPLOST IV projects; and

**WHEREAS**, the Walton County Board of Commissioners adopted an annual balanced budget for Fiscal Year 2025 on June 4, 2024; 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 2025.

**THEREFORE, BE IT RESOLVED** by the Walton County Board of Commissioners that the project-length budget for the Nowell Recreation Center Pickleball Courts Project which is attached hereto as a schedule and incorporated herein by reference, are adopted; and

**THEREFORE, BE IT FURTHER RESOLVED** by the Walton County Board of Commissioners that the budget for Fiscal Year 2025 be amended to incorporate fiscal year 2025 for the Nowell Recreation Center Pickleball Courts Project.

**SO RESOLVED THIS 7<sup>th</sup> DAY OF January, 2025:**

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

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

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

[COUNTY SEAL]

NOWELL RECREATION CENTER  
PICKLEBALL COURTS  
PROJECT BUDGET

DATE: December 16, 2024  
PROJECT: Nowell Pickleball Courts  
FUNDING: 6220.19

Description	Unit Meas.	Unit Price	Unit Cost	Totals
<u>Court Resurfacing Upgrade for Basketball/Pickleball Courts</u>				<u>\$172,000</u>
<u>Access Control Upgrade</u>				<u>\$9,500</u>
<u>Total New Construction Cost: (TNC)</u>				<u>\$188,500</u>
 Site Development/Improvements Costs				
<u>Total Site Dev. Costs: (TSD)</u>				<u>\$0</u>
<u>Total New Construction / Total Site Dev. Costs:</u>				<u>\$188,500</u>
 Professional/Technical Cost				
Professional Design Fee		(TNC)		\$0
<u>Total Professional/Technical Cost</u>				<u>\$0</u>
<u>Subtotal</u>				<u>\$188,500</u>
Project Contingency	10%			\$18,850
<b><u>TOTAL PROJECT BUDGET</u></b>				<b><u>\$207,350</u></b>

**RESOLUTION**

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

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

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

Adopted this 7th day of January, 2025

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

Attest:

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

**AMENDMENT SUMMARY**  
**January 2025 Agenda**

1. **Comm/E911 3810:** Budget amendment to increase revenue (38.3000 Damaged Property) by \$ 19,159 and increase expenditures for Vehicles (54.2200) in the amount of 31,823. This request results from a vehicle being totaled. Insurance proceeds for the vehicle for less than new vehicle purchased. This would result in a decrease in fund balance.
2. **Coroner 3700:** Budget amendment to increase expenditures for Vehicles (54.2200) in the amount of \$41,033.81. This would result in a decrease in fund balance.
3. **Fire Fighting 3520.270:** Budget amendment to increase both Revenue (37.1006) Donation in the amount of \$ 139,535 and Expenditures (53.1600 Small Equipment by \$ 21,135 and 54.2500 Capital Equipment by \$ 118,400). The Fire Department received a Healthcare Donation for EMT Equipment, and this would have no effect on fund balance.
4. **Law Enforcement Admin 3310:** Budget amendment to increase expenditures for personnel in the amount of \$ 439,001. Approval of 5 new employees for the New Jail was approved during November 4<sup>th</sup> board meeting. The amendment would result in a decrease in the fund balance.
5. **Jail Operations 3325:** Budget amendment to increase expenditures for Small Equipment (53.1600) in the amount of \$ 454,500. Approval of equipment for new employees for the New Jail was approved during November 4<sup>th</sup> board meeting. The amendment would result in a decrease in the fund balance.
6. **Jail Operations 3325:** Budget amendment to increase expenditures for Equipment (54.2500) in the amount of \$ 582,680 for radios and expenditures for service agreement (52.2240) in the amount of 21,509. Approval of radios and service agreement for new employees for the New Jail was approved during November 4<sup>th</sup> board meeting. The amendment would result in a decrease in the fund balance.
7. **Jail Operations 3325:** Budget amendment to increase expenditures for personnel in the amount of \$ 1,455,830. Approval of 20 new employees for the New Jail was approved during November 4<sup>th</sup> board meeting. The amendment would result in a decrease in the fund balance.
8. **Planning and Zoning 7400:** Budget amendment to increase Revenue (38.9020) Reimbursement Expenses in the amount of \$ 1,766.31 and Expenditures (52.3700 Education & Training by \$ 1,560, 52.3500 Travel by \$ 8.00 and 52.2240 Repair & Maintenance by \$ 198.31). This would have no effect on fund balance.



# Planning and Development Department Case Information

Case Number: Z24100002

Meeting Dates: Planning Commission 11-07-2024 – Case was tabled to 12-12-2024  
Board of Commissioners 01-07-2025

Applicant/Owner:  
Alcovy Development Group LLC  
2145 Creekstone Point Drive  
Cumming, Georgia 30041

Current Zoning: A1

Request: Rezone 52.794 acres from A1 to R1OSC for a residential subdivision with 47 lots

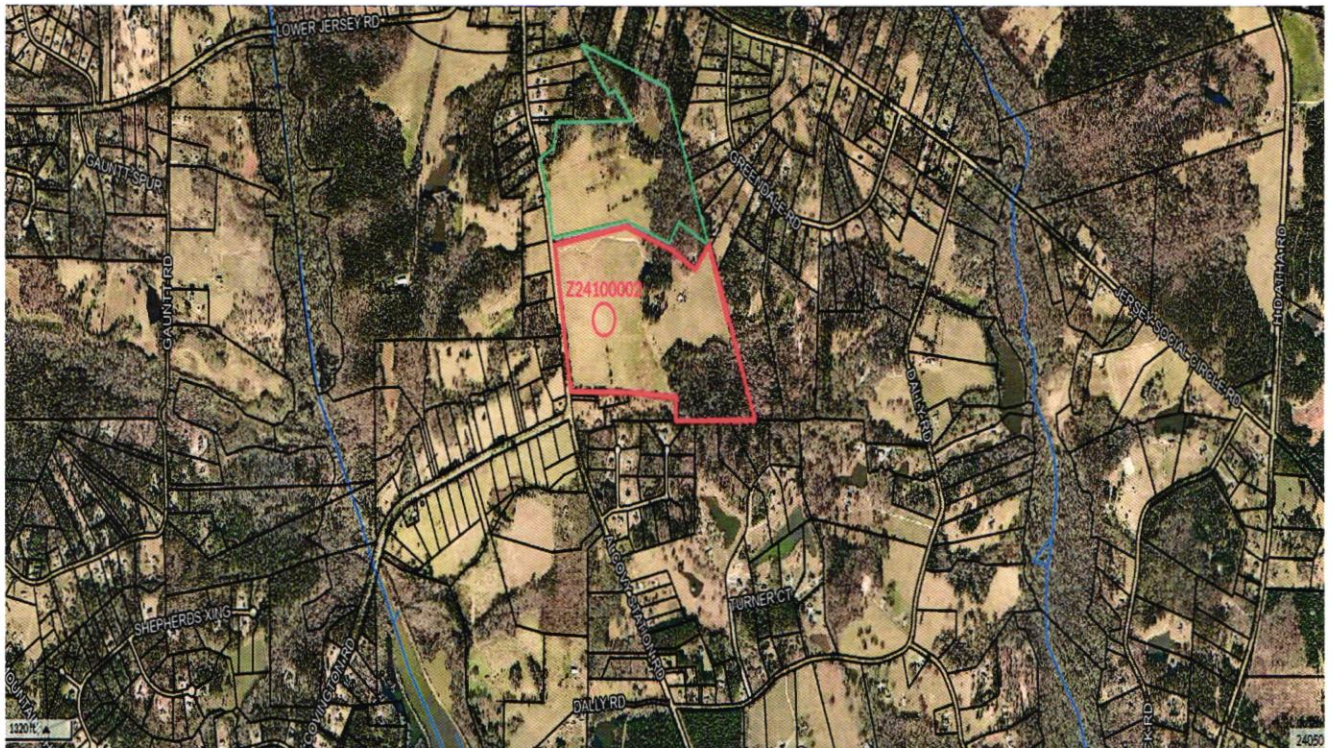
Address: Alcovy Station Road, Covington, Georgia 30014

Map Number/Site Area: C0790053

Character Area: Suburban

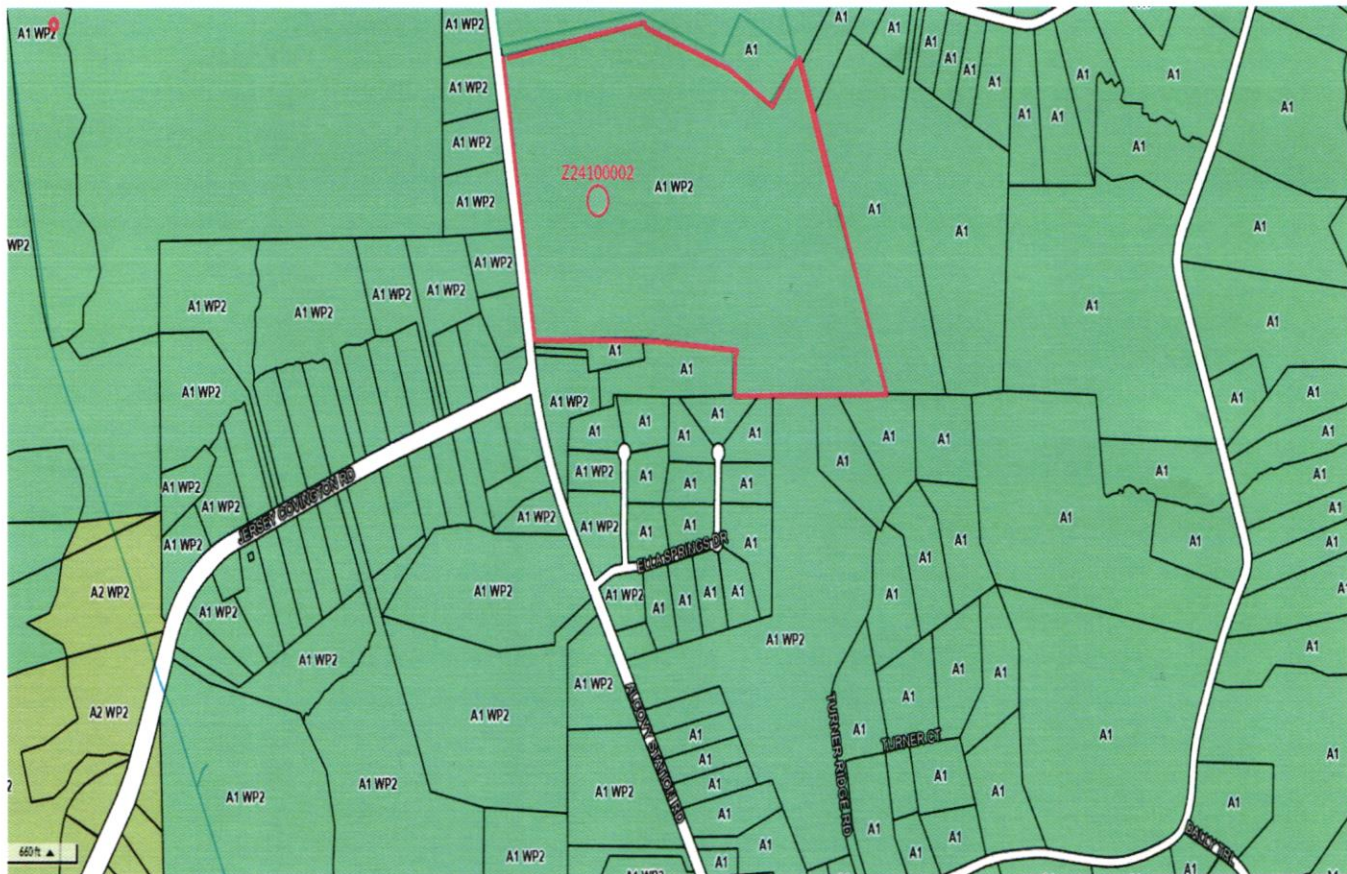
District 4 Commissioner-Lee Bradford Planning Commission–Michelle Trammel

Existing Site Conditions: Property consists of 52.794 acres and is Vacant Land.





The surrounding properties are zoned A1.

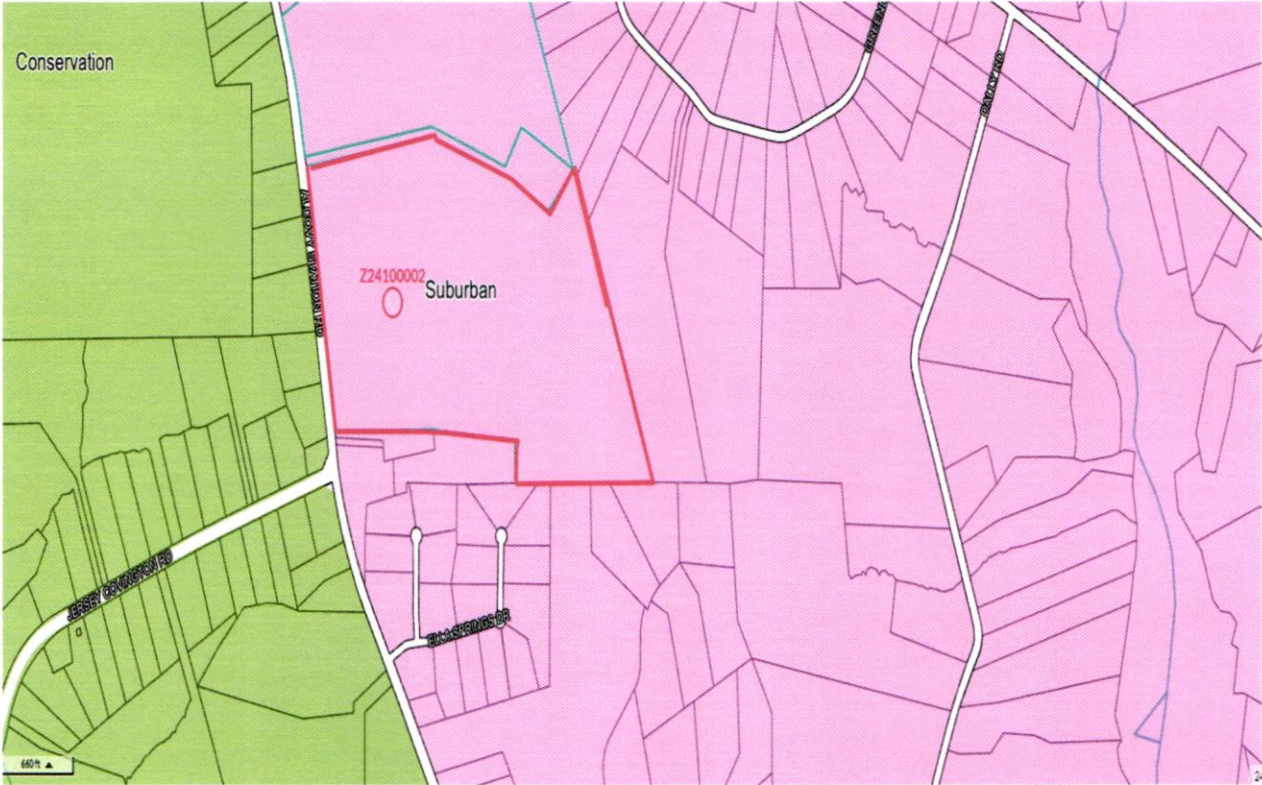


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Public Works recommends that a Traffic Count Study be conducted to evaluate the need for a possible center turn lane due to volume and speed for safety concerns, and that a Decel Land and A-cell taper to be installed.

**Sheriffs' Department:** The increased residential population in the county as a whole will cause increased response times across the board for calls for service. Increased manpower will have to be added to the Uniform Patrol division soon to address this problem. Increased response times for calls for service will result in county wide

citizen complaints.

**Water Authority:** This area is served by an existing 16" diameter water main along Alcovy Station Road. (static pressure: 125 psi; Estimated fire flow available: 2,500 gpm @ 20 psi). **A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.**

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire Hydrants shall be located within 500' ft along the roadway. Full plan review shall be performed. The road width shall be 26' FOC to FOC cul-de-sacs shall be 96' minimum and radii shall be 28' minimum.

**Fire Department Review:** Additional fire and EMS response due to population increase.

**Board of Education:** The subdivision will add more students to the schools which in turn, the schools will need more teachers and buses.

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

**PC Action 11/7/2024:**

**Presentation:** Andrea Gray, Attorney At Law is representing the Applicant. Ms. Gray requested that the case be tabled until the next Planning Commission meeting in order to give them time to talk with the neighbors before the next meeting.

**Speaking:** None

**Recommendation:** Timothy Kemp made a motion to table the case until the next Planning Commission Meeting on December 12, 2024 with a second by Michelle Trammel. The motion carried unanimously.

**PC ACTION 12/12/2024:**

**Presentation:** Andrea Gray, Attorney at Law, representing the Applicant Alcovy Development Group. They would like to rezone 52.794 acres from A1 to R1OSC for a residential subdivision. There will be 47 lots with high quality homes. This subdivision will be like the one that is located south of Jersey. This property is just outside the Cornish Creek Watershed, and the watershed regulations do not apply to this property. The Comprehensive Plan classifies this property as Suburban which is for new residential growth. There is a Site Plan showing an attractive entrance sign. The subdivision will be curb and gutter with 47 lots and 3 cul-de-sacs. There will be 25.9% open space, and the lots will range in acreage from .59 to 1.05 acres. This type of use is allowed in this suburban area, and they are not requesting any variances. The subdivision will have a mandatory HOA, streetlights and sidewalks. Fronting Alcovy Station Road there are (9) 2 acre lots that are not a part of the subdivision. There will be evergreen plantings along the western border to help screen Alcovy Station Road. There is an existing 5-acre tract that is not part of the subdivision, and it has an existing home, and this will be sold separately. The house size exceeds OSC standards of 1,800 sq. ft. homes with 2,200 sq. ft. for one story and 2,400 sq. ft. for 2 story homes. The density is less, and the open space is more. K&M Homebuilders is the homebuilder in this subdivision, and they are local homebuilders. They are also building homes along the road. The request is following the Comprehensive Plan and with R1OSC. The market demand for homes and neighborhoods is consistent and will be beneficial to the county. At the last meeting the case was tabled to coordinate with the neighbors. Following the last meeting in November they were able to meet with a group of approximately 20 property owner's downstairs in the Courthouse for about an hour. Contact information was obtained and an e-mail was sent to those attendees with a copy of the project information sheet and a digital copy of the site plan. In the e-mail it was offered to schedule individual calls to discuss the project and answer questions. The Attorney provided a Signup Genius link with 10 time slots which included daytime, weekday evening and weekend options. One property owner requested a call, and had a productive video meeting on a Saturday and their concern was traffic and home values. A letter was given to the Planning Commission with 13 conditions that they would like to put on the subdivision.

**Speaking:** Alishea Worlock who lives at 2505 Turner Ridge Road spoke. She has property that backs up to this property. She does not oppose the development, but she wants controlled development. She fled to Walton County from Gwinnett County. She said that A1 zoning is prominent in the area and there is no other R1 in the area. Their tracts are a minimum of 2 acres. When she asked the Attorney about rezoning to A2 with a minimum of 2 acres, she was advised that it was not possible. Ms. Worlock went on to say that it seems you wouldn't purchase property until a rezone was done because of the possibility of being denied. This was poor planning on their part. They

were not forced to purchase the property. It seems that they would put in their contract that they would purchase the property contingent if it passes the rezone or not. She also read the letter that the Attorney put in the package, and she feels like this letter forces the county to approve the application. She stated she is not asking to deny the subdivision she is only asking to continue the zoning in the area which is A1 and all properties in the area have some acreage. She is concerned about the infrastructure and not being able to handle traffic. She asked if DOT has done a study to handle the infrastructure. She is not opposed to OSC designation if you have larger lots. She said that the Comprehensive Plan does say Suburban but just because you can doesn't mean you should. She has major traffic concerns. Her property is a 6 ½ acre tract that she bought 5 years ago. She said that Variances were mentioned but she understands that Variances are requested during construction, and she asked if open space can be over 25%. She said that Administrative Variances wouldn't need to come before the Board. She said that if the tracts were larger then she wouldn't mind the OSC. She said that she did not get contacted by Attorney Andrea Gray, but her husband was contacted. She said that Andrea Gray said that she couldn't understand why they did not want this subdivision with the fancy sign at the front of the subdivision, but Ms. Gray did not cover the runoff of water. They have lots of creeks running around the properties and they have livestock and beekeepers, and they are concerned about things flowing into their creeks. She said Ms. Gray stated that it is so much easier to take care of a ½ lot then a 2-acre lot.

Renee Wallen who lives on Dally Trail spoke and she is concerned and wants the property to stay rural. She is concerned about light, pollution and runoff into the Alcovy Big Flat Creek. She said people have livestock.

Tim Hinton said that no developer can do anything with the infrastructure. For 2 acre lots you just would not make enough to pay for the streets and the 2 acre lots will not work.

Ms. Wallen said that the issues are not being addressed such as water quality, noise pollution, light pollution, schools. She asked why the Board wants to change the rural character of Walton County.

Tim Hinton asked Andrea Gray if the applicant had closed on the property and Andrea stated that he had closed and there are 9 acres along the road in front of this subdivision that they have already started construction on.

**Mr. Hinton said that if you had to have 150 ft. of road frontage per home then you would not be able to develop it and that the only way he knew that they could develop was to do a subdivision.**

**Ms. Worlock stated that the issues are not being addressed and that the water quality is going to be affected. In subdivisions where there is a homeowner's association 15% of them have pesticide sprayed on their lawn. She is also concerned about noise and light and pollution. She is also concerned about the schools, police and fire department with so many houses being put there. She said they want to stay rural and why does the board seem to want it to change like Atlanta. Why do the voices of the few developers go above the public. If you look at the homes in the area, they are not cookie cutter homes or garages on the left side of the home. She said that if people don't want to take care of acreage, then stay in the city. This is a rural area, and they love and enjoy it. She said that Ms. Andrea Gray thinks they are worried about the entrance but then can't talk about water quality or runoff. She would like to know why the Board would listen to the developers and treat them like peasants.**

**Tim Hinton stated that their job as the Board is to look at the use of the property and the guidelines of the county. People say we don't want to create growth. He stated that growth is created in labor & delivery, and we open the borders to create growth.**

**Jay Ertley spoke and stated that his property backs up to this property and he wanted to know if Lee Bradford was at this meeting, and it was explained to him that Mr. Bradford would be at the Board of Commissioners meeting next month. He is concerned about the lots and road frontage and how this can be brought out if they don't have enough road frontage. He went on to state that the property in question was purchased all together and they created the issue of leaving property with minimum frontage when they split the property up. He moved from Gwinnett County to get away from this type of growth. He stated that Andrea Gray said that this subdivision would be like the one on PJ East, but he said that the PJ East development has homes on 1 ½ to 2 acre lots. She also said that people want a subdivision, and he stated that it was not true that the developers only go for the money, and this was not truthful on her part. His request is to not have ½ acre lots. As far as green space there is a 5-acre lot with a house, and it does not make sense for the green space.**

**Thomas Carter said that he and Jane Carter own Greendale Farms which is north of this property. They have a cattle operation on 89 acres, and he feels like he is being forced out. He is against this rezone because he thought it would have larger lots.**

Savannah McGuire, who lives on Jersey Social Circle Road, spoke and asked has there have been any studies done on the Bald Eagle population in the area. She stated how will the waterways be protected. She said that people fish and hunt on this land.

Tim Hinton stated that development plans are required to be submitted and approved. He went on to say that he took a course on storm water management and there is 1 main factor. The storm water runoff can never be more than what runs off this property today. It can never be greater than today. The wastewater or groundwater are given consideration in developments.

Robert Miller, who lives on 25 acres on 1465 Greendale Road spoke and stated he moved from Gwinnett County. He said he is concerned about the sewer. He was advised that there is no sewer in the county. He said you will then have 47 septic tanks that will dump into his well water. This property is straight downhill from his and he feels if they don't want to do 2 acres then they can develop somewhere else.

Tim Hinton stated that no developer is going to put 2 acre lots and put the new infrastructure because the yield does not work out. Mr. Hinton asked how much frontage is left on this property and he was advised that it was only 60' for the street and they would not be able to split lots off the county road.

Rebuttal: Andrea Gray came back for rebuttal, and she said that they had given the neighbors time to speak when they stood on the porch, and she offered phone calls. She went on to say that development is in the eye of the beholder. The developers need to feed their family and pay their employees so yes, they try to make money. As for Ms. Worlock, she is sorry that they did not get to speak but she understands that Ms. Worlock works for a competitive developer. She said as far as traffic that they can see about reducing the speed limit. The Applicant does own the land, but the builder does not own it yet. The property was for sale and the neighbors could have purchased it. It was brought up about inconsistency and she stated that all have been consistent. Someone brought up about Bald Eagle Study and this is only for federal mandate, but they were not required to do that. As far as septic and stormwater are concerned, this will be handled by the Engineer during review. The Applicant would like to develop this property with R1OSC which is better, and it will bring new people to the county and will not hurt the cattle business that was mentioned.

**Recommendation:** Michelle Trammel made a motion to recommend approval with the following conditions: 1) Evergreen plantings along the western property line; 2) 25% of the property will be open space; 3) Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions.

- 4) Minimum Square Footage: a. Ranch 2,200 b. Two Story 2,400; 5) Lots shall be graded for water to flow away from the homes to the stormwater ditches; 6) Curb and gutter.**
- 7) Minimum overall density to be 1 unit per acre with a maximum of 47 lots.**
- 8) Minimum Yard Size: a. Front 40' b. Rear 40' c. Side 15'; 9) All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories; 10) All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited; 11) Yards shall have sod per County standards.**
- 12) All shingles shall be architectural shingles; 13) All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development. The motion was seconded by Timothy Kemp. The Motion carried unanimously.**



**Rezone Application #** 224100002  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 11-7-24 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 12-3-24 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0790053

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Alcovy Development Group, LLC

Same as Applicant

2145 Creekstone Point Dr.

Cumming, Georgia 30041

E-mail address: gary@freemanberrong.com

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

Phone # 404-569-4221

Phone # \_\_\_\_\_

Location: Alcovy Station Rd <sup>Covington, GA.</sup> <sub>30014</sub> Requested Zoning R1-OSC Acreage 52.794

Existing Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is -to construct a quality residential development incorporating the environmental conservation values within the OSC overlay on Alcovy Station Road. The 47- lot development includes 25%+ open space and homes with minimum sqaure footages of 2,200 (single story) and 2,400 (two story) .

Property is serviced by the following:

Public Water: X Provider: Walton County 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 [Handwritten Signature] Date 8-1-24 Fee Paid \$ 55000

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

Signs will not be removed until after Board of Commissioners meeting

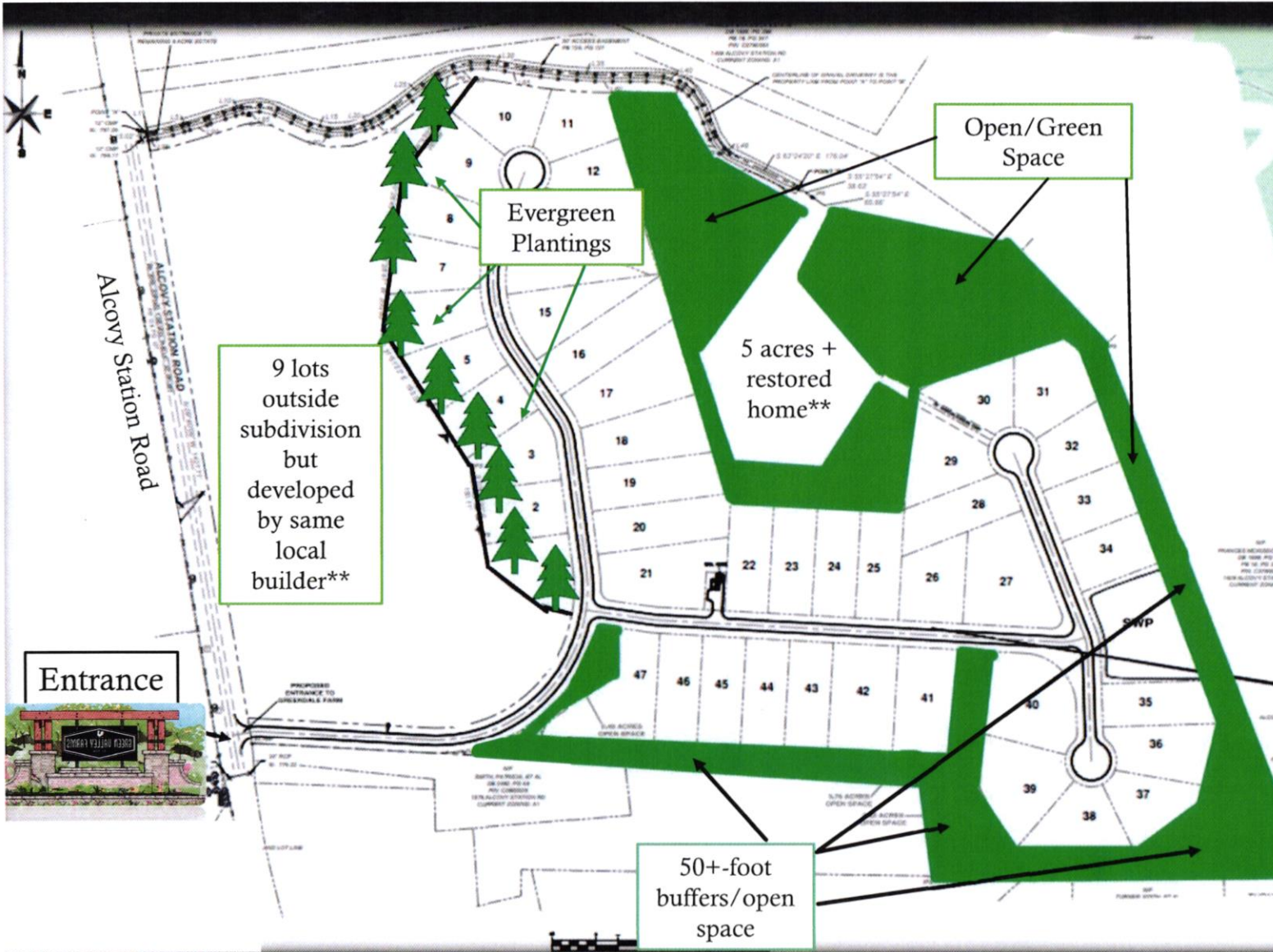
**Office Use Only:**

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

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 4-Lee Bradford Watershed: ✓ TMP ✓

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



### Site Plan Overview

- 52.794 acres
- 47 homes
- Lot size range 0.59 - 1.05 acres
- 0.89 lots per acre
- Mandatory HOA
- 25% open space
- Sidewalks, streetlights, underground utilities

\*\* 9 lots and 5-acre parcel were not included in open space, density or avg lot size calculations

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;

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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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

See attached

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**AGENT AUTHORIZATION**

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): C0790053

PROPERTY ADDRESS: Alcovy Station Road  
Covington, Georgia

PROPERTY OWNER: Alcovy Development Group, LLC  
2145 Creekstone Point Drive  
Cumming, Georgia 30041

APPLICANT: Alcovy Development Group, LLC  
2145 Creekstone Point Drive  
Cumming, Georgia 30041

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: Rezone 52.794 acres from A1 to R1-OSC for a residential development.

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a zoning of the property referenced herein.

**ATTORNEY/AGENT**

*[Handwritten Signature]*

BY: *Andrea Gray*

Sworn to and subscribed before me this 1 Day of August

*[Handwritten Signature]*

NOTARY PUBLIC



**APPLICANT: Alcovy Development Group, LLC**

*[Handwritten Signature]*

BY: *Gacey L. Gettis*

Sworn to and subscribed before me this 1 Day of August

*[Handwritten Signature]*

NOTARY PUBLIC



### 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: Alcovy Development Group, LLC

Address: 2145 Creekstone Point Drive, Cumming, GA 30041

Telephone: 404-569-4221

Location of Property: Alcovy Station Road, Covington, Georgia

Map/Parcel Number: C0790053

Current Zoning: A1 Requested Zoning: R1 OSC

*Gary Gettis*  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

Print Name: Gary Gettis

Print Name: \_\_\_\_\_

Address: 2145 Creekstone Pt Dr,  
Cumming GA 30041

Address: \_\_\_\_\_

Phone #: 404-569-4221

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.

*Kaye Pickens*  
Notary Public

8/1/24  
Date



## **Supplemental Responses to Application**

### **A. Article 4, Part 4, Section 160 Standard Review Questions:**

1. Existing uses and zoning of nearby property.

The Subject Property is located on Alcovy Station Road just south of the City of Jersey and consists of 52.794 acres which was formerly a portion of the McKissick estate. Alcovy Development Partners, LLC recently purchased the Subject Property with the intent to develop a residential neighborhood given the ideal location. The subdivision will be called Green Valley Farms. The property is bordered to its east by properties zoned A1 and located in the Jersey Farms development on Greendale Road. The immediately adjacent property to the east remains a part of the McKissick Estate. The Subject Property is bordered to its south by additional residential development zoned A1 including single-family properties owned by the Nina Thomas Estate, and Patricia and Michael Smith, in addition to a couple of properties located in the Ella Springs neighborhood and three properties in the Turner Ridge development. The property is bordered to its west by Alcovy Station Road. On the west side of Alcovy Station road are additional A1-zoned residential properties ranging from 2 to 4.5 acres. The Subject Property is bordered to its north by land which was part of McKissick estate and is zoned A1. A new Reliant Homes development is under construction just across Alcovy Station Road. The property is in the Suburban character area in the Walton County future land use plan.

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

The current A1 zoning allows for a limited type of development which does not meet the homebuyer demands and does not protect the environment in the way that the requested OSC zoning would provide. Allowing more compact lots in the R1-OSC zoning provides concentrated greenspace which is environmentally preferred and provides homebuyers who prefer high quality homes on smaller lots an option in an area otherwise dominated by larger lots. Inability to provide this alternate zoning diminishes the value of the property given the saturated supply of A1 in the area and given that the property is in the Suburban character area in the future land use plan which allows for this type of residential development.

- 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 applicant's development will provide alternate housing options for Walton County homebuyers. It provides enhanced environmental protection by concentrating the open space and reducing the pervious surfaces in the development. It provides a housing option with less yard maintenance which is attractive to retirees, busy families and the younger generations. The neighborhood layout also provides enhanced safety to the public in general by limiting additional curb cuts on Alcovy Station Road. Additionally, the homes are shielded from direct view on Alcovy Station Road by nine, 2-acre lots which are not part of the development and front directly on the road. Adjoining property values will be enhanced by the quality of the development.

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

Applicant's development will add a needed variety to housing options in this portion of Walton County as stated in response to question 3 above. This is a very desirable location for residential development which includes high quality homes on manageable lots.

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

This property is suitable for R1-OSC zoning given the surrounding residential developments and that the layout allows for it to be tucked behind nine, two-acre road front properties. It is an attractive layout that offers high quality homes on manageable lots with the added environmental protection of additional, concentrated open space. The two-acre minimums imposed by A1 would not allow for the efficient development of the property and not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. The Subject Property is in the Suburban character area in the Walton County Future Land Use Plan which is fitting with the proposed development.

- 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 is vacant and undeveloped. It was previously part of the McKissick estate which was 160.88 acres of pasture and woods with a single residence. The Subject Property is undeveloped pasture with some forest.



# Andrea P. Gray LLC

Attorney at Law

December 11, 2024

Walton County Planning Commission  
303 S Hammond Drive  
Suite 98  
Monroe, GA 30655

Re: Applicant: Alcovy Development Group, LLC  
Property Location: Alcovy Station Road, Covington, Georgia  
Tax Parcel: C0790053  
Request to 52.794 acres from A1 to R1 OSC

Dear Planning Commission Members:

Alcovy Development Group, LLC (“Applicant”) appreciates you allowing it additional time to speak with nearby property owners. We were able to meet with a group of approximately 20 property owners for an hour following your November meeting. Using the contact information we obtained at that meeting, we emailed the attendees a copy of the project information sheet (attached hereto) and a digital copy of the site plan. In that email, we offered to schedule individual calls to discuss the project and answer questions. We provided a Signup Genius link with 10 time slots which included daytime, weekday evening, and weekend options. One property owner requested a call and we had a productive video meeting on a Saturday.

Based on the feedback from the nearby property owners, the Applicant agreed to plant evergreen trees along the western property line. Although the homes in Green Valley will be more than two football fields (750ft+) away from the homes across Alcovy Station Road, due to the topography and limited natural vegetation, the homes in Green Valley may be partially visible from the road absent these plantings. Other concerns expressed by nearby property owners included home values and lot sizes. The Applicant cannot control the market, but it has committed to above-ordinance home standards to ensure the homes are quality and consistent with the area. The lot sizes requested are consistent with the conservation subdivision allowances and provide greater environmental protection to the area by concentrating greenspace rather than spacing it out within individual lots.

In an effort to balance concerns expressed by nearby property owners with its rights to seek development of its property, the Applicant requests that its rezoning be approved subject to the below conditions:



300 E Church Street, Monroe, GA 30655  
(678) 364-2384 www.andreapgray.com

Zoning and Conditions approved at 12/12/2024 Planning Commission Hearing

R1 OSC with the following conditions:

1. Evergreen plantings along the western property line as shown on the attached map
2. 25% of the property will be open space
3. Neighborhood to be controlled by a mandatory Homeowner’s Association with design and building covenants and restrictions.
4. Minimum Square Footage:
 

a.	Ranch	2200
b.	Two Story	2400
5. Lots shall be graded for water to flow away from the homes to the stormwater ditches.
6. Curb and gutter
7. Minimum overall density to be 1 unit per acre with a maximum of 47 lots.
8. Minimum Yard Size:
 

a.	Front	40’
b.	Rear	40’
c.	Side	15’
9. All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories.
10. All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited.
11. Yards shall have sod per County standards.
12. All shingles shall be architectural shingles.
13. All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.

Applicant respectfully requests that the Property be rezoned to R1-OSC to allow for the development of Green Valley Farms, a 47-home, quality development off Alcovy Station Road with the conditions as set forth herein.

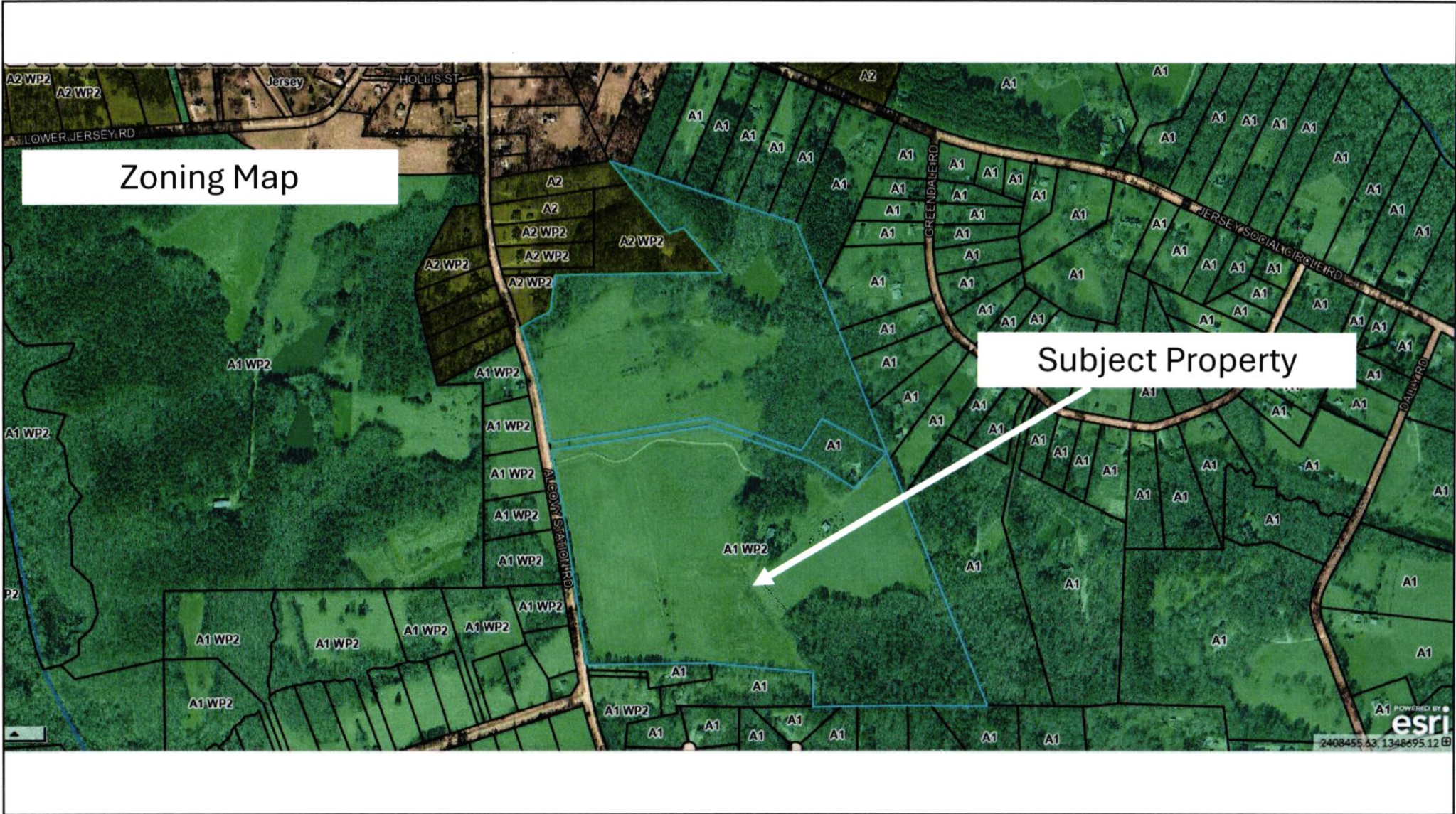
Please let me know if you have any questions.

Sincerely,



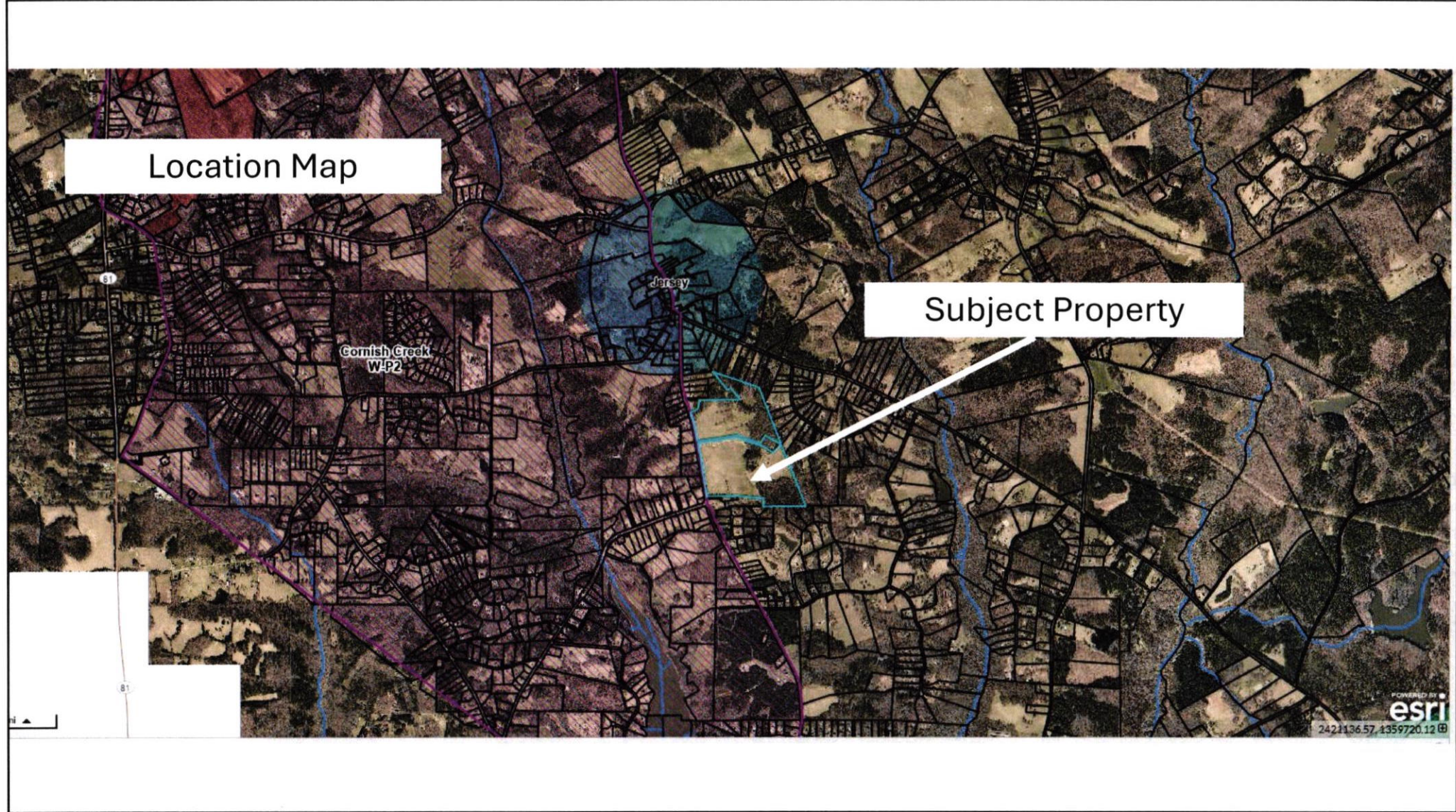
Andrea Gray  
Applicant's Representative





Zoning Map

Subject Property





**Andrea P. Gray** LLC

Attorney at Law

September 30, 2024

**Notice of Preservation of Constitutional Objections**

Re: Applicant/Owner: Alcovy Development Group, LLC  
Property: Alcovy Station Road, Covington, Georgia  
Tax Parcel: a portion of C0790053 as depicted on the survey and site plan  
Request to zone 52.794 acres from A1 to R1 OSC

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Subject Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Subject Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the Walton County, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655  
(678) 364-2384 www.andreapgray.com



# Planning and Development Department Case Information

Case Number: Z24-0007

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:

Jacade Long  
1051 Jones Road

Watkinsville, GA 30677

Owner:

Jacade & Rebecca Long  
1051 Jones Road

Watkinsville, GA 30677

Current Zoning: A1

Request: Rezone 5.02 acres from A1 to A to sell produce at the market

Address: 2536 Brindle Farmer Road, Good Hope, Georgia 30641

Map Number/Site Area: C1950063E00

Character Area: Suburban

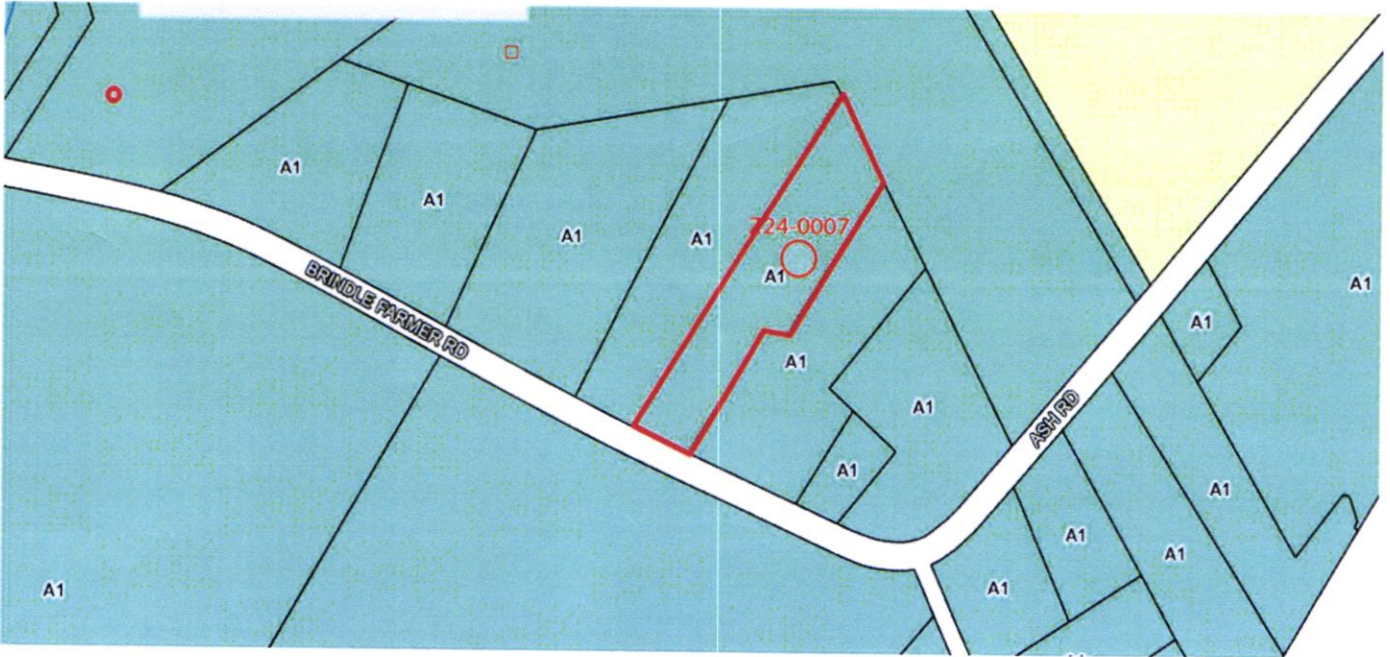
District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

Existing Site Conditions: Property consists of 5.02 acres and is vacant land.

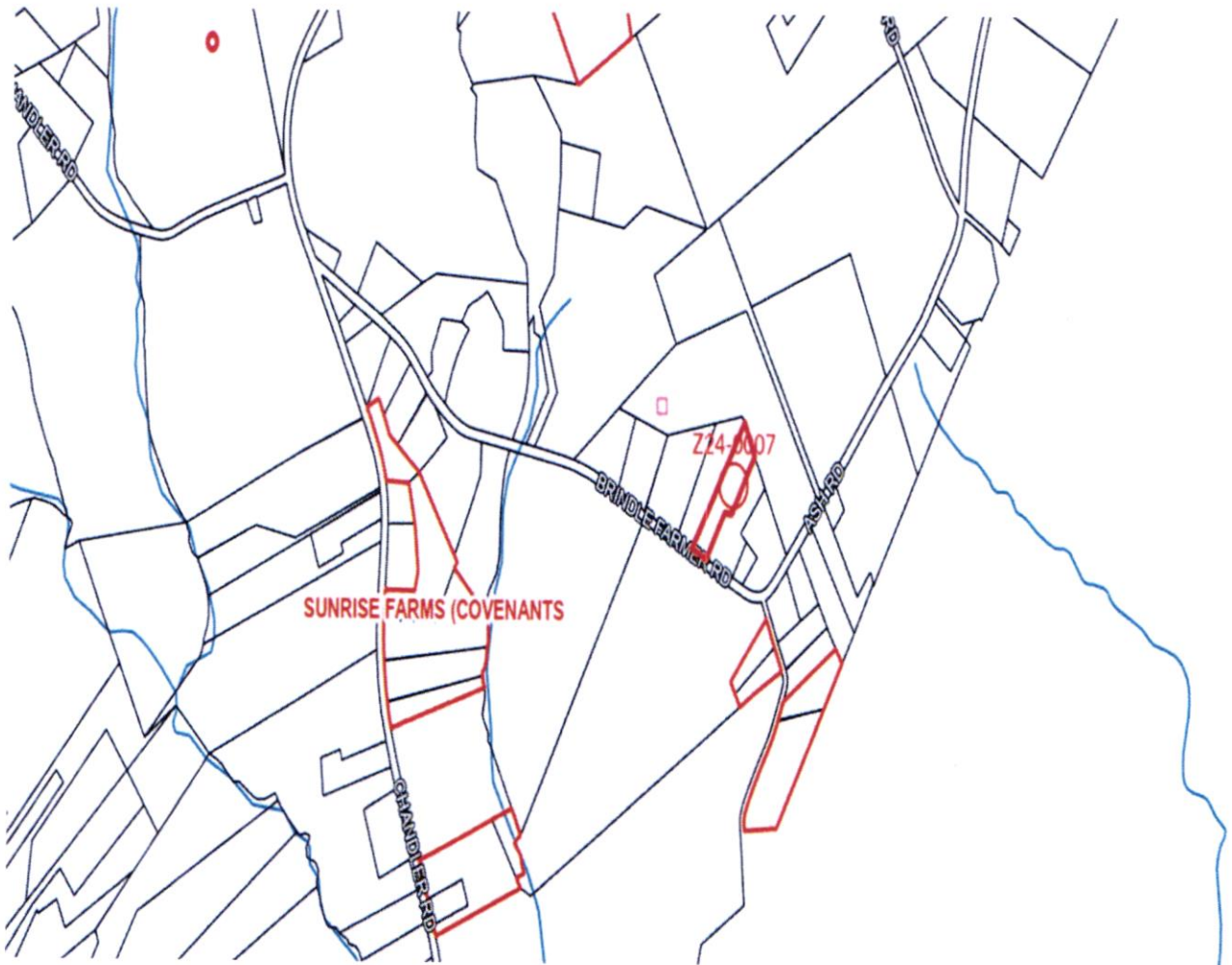




The surrounding properties are zoned A1.

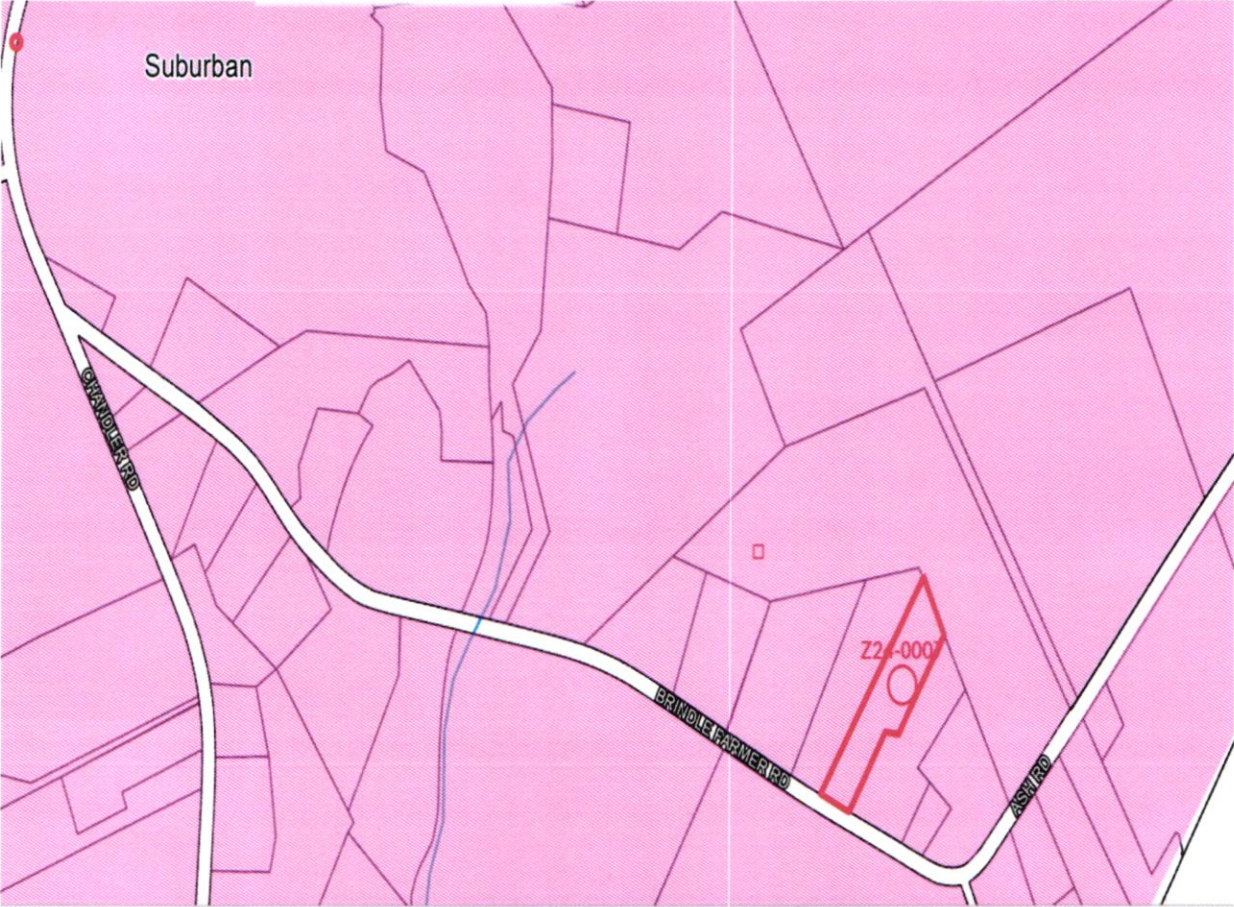


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

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

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

**Water Authority:** This parcel is not currently served by WCWD.

**Fire Marshal Review:** No comments provided no business use buildings are built or repurposed for business use open to the public.

**Fire Department Review:** No comment

**Board of Education:** Will not impact the Walton County School System.

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

**City of Monroe:** Per Logan Propes: No issues or comments from the City for the parcel described.

**PC ACTION 12/12/2024:**

1. Z24-0007-Rezone 5.02 acres from A1 to A to grow & sell produce-Applicant: Jacade Long/Owners: Jacade & Rebecca Long-Property located on 2536 Brindle Farmer Rd/Map/Parcel C1950063E00-District 4.

**Presentation:** Jacade Long represented the case. He lives in Watkinsville; Georgia and his intentions is to build a home and barns and have a small farm. He grew up on a farm and his goal is to have the ability to sell produce and make the property more attractive to buyers who are interested in agricultural entrepreneurship. This will increase property values. The Holistic Farm Coop will provide nutritious, sustainable food to households of individuals ageing out of support systems who receive no government assistance and struggle to afford quality food. The farm will donate fresh produce directly to these vulnerable populations, ensuring they have access to healthy, locally grown fruits, vegetables and nuts.

He would like to retire and live out his life in Walton County. He believes that a small farm will have a positive impact on the community.

The farm will build relationships with local restaurants, grocery stores and consumers interested in supporting local, sustainable agriculture. This will involve offering CSA (Community Supported Agriculture) memberships, farmers market sales, and direct to business produce supply deals. Rezoning the property to A would allow the selling of produce at markets and to seniors in need. He stated that this will not be a come and U-pick so this will not increase traffic.

Timothy Kemp asked what he was planning on planting and Mr. Long stated it would be shrubs and fruit in the front. He would have raised beds and in the rear would be nut bearing trees.

Michelle Trammel asked about the lessons, and he said maybe 8 to 10 people and he had enough parking space and has a large gravel area.

**Speaking: None**

**Recommendation: Michelle Trammel made a motion to recommend approval as submitted with a second by John Pringle. The motion carried unanimously.**

# Rezone Application # PJ24-0007 (224-0007) Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 1-7-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C1950063E00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Jaccede Hong  
1051 Jones Rd.

Rebecca Ann J  
Jaccede Hong  
1051 Jones Rd

Watkinsville GA 30677  
E-mail address: jaccede.hong@gmail.com

Watkinsville GA 30677  
(If more than one owner, attach Exhibit "A")

Phone # 404-895-2647  
2536 Brindale Farm Rd. 30641

Phone # 404-895-2647

Location: Good Hope, GA Requested Zoning A Acreage 5.02

Existing Use of Property: Pasture

Existing Structures: None

The purpose of this rezone is So that we can sale produce to the public at market

Property is serviced by the following:

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

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

10/16/2024  
Date

\$ 350.00  
Fee Paid

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

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

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

Comprehensive Land Use: Suburban **DRI Required?** Y \_\_\_\_\_ N ✓

Commission District: 4-Lee Bradford Watershed: ✓ TMP ✓

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

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

**1. Existing uses and zoning of nearby properties.**

The existing uses and zoning of nearby properties are both A and A-1

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

**Impact on Property Values,**

**Promoting Property Values:**

- **Increased Land Utility:** The ability to sell produce and livestock commercially under A zoning can make the property more attractive to buyers who are interested in agricultural entrepreneurship or income-generating uses. This increased utility can raise property values.
- **Local Economic Growth:** A thriving local agriculture economy, with opportunities to sell goods at market, can attract new buyers and investors to the area, positively influencing the value of nearby properties. People often value regions that offer fresh, local produce and support sustainable living, which could increase demand for land.
- **Infrastructure Improvement:** The shift to A zoning might encourage local governments to improve infrastructure, such as roads, water, and electricity, further boosting property values across the region.

**Potential Decline in Property Values:**

- **Perceived Commercialization:** If the re-zoning leads to noticeable increases in commercial activity (e.g., traffic from farm stands or markets), neighboring property owners who prefer a quiet, rural lifestyle might see this as a negative, potentially lowering the desirability of nearby properties.
- **Change in Rural Character:** Some buyers are drawn to areas zoned A-1 specifically for their peace, privacy, and lack of commercial activity. Rezoning to A could dilute the appeal for these buyers if the area becomes perceived as more business-focused than purely residential or rural.

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

#### Promoting Health, Safety, Morals, and General Welfare of the Public

##### Health:

- **Access to Fresh, Local Food:** Rezoning to allow the sale of produce and livestock improves the community's access to healthy, local food options. This can lead to better nutrition and overall health for residents by reducing reliance on processed or imported foods.
- **Environmental Sustainability:** Encouraging local agriculture reduces the carbon footprint associated with transporting food over long distances, contributing to the community's environmental health.

##### Safety:

- **Minimal Impact on Public Safety:** Rezoning from A-1 to A typically has minimal direct impact on public safety. However, if commercial farming operations expand, there could be concerns about increased traffic on rural roads or the need for improved infrastructure to handle additional visitors or commercial activities.
- **Animal Welfare and Control:** If the rezoning encourages more livestock operations, there could be considerations for animal welfare and controlling how livestock are raised, transported, or slaughtered, but these are generally manageable through local regulations.

##### Morals:

- **Cultural Connection to Agriculture:** The promotion of local agriculture reinforces traditional values tied to land stewardship, community farming, and sustainable living, which can enhance the cultural and moral fabric of the community.
- **Ethical Farming Practices:** If the rezoning encourages ethical, small-scale farming, it may promote a stronger moral and ethical stance against industrialized, harmful agricultural practices like factory farming.

##### General Welfare:

- **Economic Benefits:** The ability to sell agricultural products creates new sources of income for farmers and small business owners, supporting economic development and improving the general welfare of the community.

- **Stronger Community Ties:** Agri-tourism, farmer's markets, and other events facilitated by the rezoning could strengthen community ties, promoting social interaction and mutual support among residents.
- **Sustainable Growth:** Properly managed agricultural development under A zoning can align with sustainable growth principles, protecting the community from overdevelopment or urban sprawl while still allowing for economic activity.

### Destructive or Negative Impacts on Health, Safety, Morals, or General Welfare

#### Health:

- **Potential for Environmental Strain:** If commercial farming scales up too aggressively, there might be environmental concerns related to soil degradation, pesticide use, or water management that could negatively impact local ecosystems and public health.

#### Safety:

- **Traffic and Road Safety:** Increased commercial activity may lead to more traffic, which could raise safety concerns, especially if local infrastructure (like rural roads) is not designed for high traffic volumes or larger vehicles associated with market sales.

#### Morals:

- **Conflict of Interest:** Some community members might view the shift to more commercial agricultural practices as a departure from the traditional values of quiet, rural living and self-sufficiency. The commercialization of agricultural land could be seen as a moral compromise if it leads to environmental harm or loss of community identity.

#### General Welfare:

- **Risk of Over commercialization:** If the A zoning is not managed carefully, there could be a risk of over commercialization, leading to issues like noise pollution, loss of green space, or a decline in the overall rural character, which might detract from the community's quality of life.

Rezoning from A-1 to A in a rural setting can promote the health, safety, morals, and general welfare of the public, primarily through increased access to local food, economic opportunities, and community engagement. However, it must be done with care to avoid any negative impacts on property values, public safety, or environmental health. Thoughtful management and appropriate local regulations can ensure the change brings net positive benefits to the community while preserving its rural character.



The relative gain to the public by rezoning a property from A-1 to A versus the hardship of maintaining current A-1 zoning restrictions for the individual property owner can be evaluated by comparing the benefits to the community with the limitations imposed on the property owner.

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

**Public Gains by Rezoning from A-1 to A**

**Economic Benefits**

- **Increased Access to Local Products:** Rezoning to A allows the property owner to sell produce and livestock at markets, which increases the availability of locally sourced food. This can support local food systems and provide healthier, fresher options to the community.
- **Job Creation:** Expanding agricultural operations with the ability to sell goods may lead to new job opportunities, whether through direct employment on the farm or related businesses (e.g., transportation, marketing, or retailing of local goods).
- **Enhanced Local Economy:** The ability to sell agricultural goods can spur local economic growth, attracting buyers from outside the area and promoting agri-tourism. This brings money into the community, benefiting not just the property owner but also other local businesses.

**Preservation of Rural Character with Economic Activity**

- **Balanced Development:** A zoning still retains the rural and agricultural nature of the land while allowing for limited commercial use. This prevents urban sprawl and preserves the rural aesthetic, which many communities value, while encouraging sustainable agricultural entrepreneurship.
- **Community Sustainability:** Encouraging local agriculture supports sustainability by reducing food miles, promoting organic farming practices, and fostering self-reliance within the community.

**Social and Educational Gains**

- **Strengthening Community Ties:** Selling at local markets or participating in agri-tourism initiatives can foster stronger community relationships. It provides opportunities for residents to interact with local farmers, promoting a shared sense of community pride in local agriculture.
- **Educational Opportunities:** By allowing commercial activities like farm-to-market sales, property owners may engage in agri-tourism, hosting educational workshops, farm tours, or classes. This helps educate the public about farming practices, sustainability, and local food systems.

## Environmental and Health Benefits

- **Promotion of Sustainable Agriculture:** If A zoning encourages more small-scale, sustainable farming practices, this can lead to better environmental stewardship, which benefits the entire community. Locally produced, organic goods reduce reliance on industrial farming and imported food, promoting public health.
- **Healthier Food Options:** Rezoning to A promotes access to fresh, locally grown produce, which improves the community's dietary health and reduces reliance on processed foods.

## Hardship to the Individual Property Owner Under A-1 Zoning

### Economic Limitations

- **Inability to Sell Agricultural Goods:** Under A-1 zoning, property owners may grow produce and raise livestock but are restricted from selling these products commercially. This limits the potential income they could generate from their land and restricts their economic opportunities.
- **Wasted Agricultural Potential:** Property owners who wish to engage in small-scale farming or agri-business may feel frustrated by the restrictions under A-1, as they are unable to fully utilize their land's agricultural potential for commercial purposes. This results in underutilized land and misses opportunities for growth.
- **Limited Return on Investment:** For property owners investing time and resources into farming or gardening, A-1 zoning can result in a financial hardship, as they cannot monetize their efforts by selling their products.

### Reduced Flexibility

- **Restricted Land Use Options:** A-1 zoning is generally more restrictive, limiting the ability of property owners to diversify their land's use. For individuals looking to expand operations or participate in the local economy, this can be a significant limitation.
- **Inability to Participate in Markets:** Property owners may be excluded from participating in local farmers' markets or setting up roadside stands to sell their produce or livestock, which not only impacts their livelihood but also diminishes their ability to engage with the community.

## Balancing Public Gain vs. Property Owner Hardship

### Public Gains from A-1 Zoning:

- **Preservation of Quiet, Rural Character:** A-1 zoning restrictions help maintain the peace and quiet of rural areas, which is often a key reason people choose to live in such settings. It minimizes commercial activity, traffic, and noise, which can enhance the quality of life for surrounding residents who value privacy and rural tranquility.

- **Low-Density Residential Atmosphere:** A-1 zoning typically enforces large lot sizes and low-density residential use, preserving open spaces and preventing the commercialization that some rural residents might view as intrusive or undesirable.
- **Protection from Over commercialization:** The restrictions in A-1 zoning prevent over commercialization, ensuring that agricultural land is not overdeveloped into large-scale commercial farming or industrial use, which can sometimes overwhelm small communities and detract from the rural landscape.

### Property Owner Hardship in Maintaining A-1:

- **Missed Economic Opportunities:** The most significant hardship to the individual property owner is the inability to engage in commercial agricultural activities. This restriction limits their potential to generate income from their land and contribute to the local economy.
- **Underutilization of Land:** A-1 zoning effectively caps the economic potential of the property, especially for those who have the resources, skills, and desire to engage in farming or small-scale agri-business. The inability to sell products results in a less productive use of the land.
- **Reduced Incentive for Sustainability:** Without the ability to generate revenue from sustainable farming practices, property owners may be less motivated to invest in environmentally friendly agriculture, as they cannot monetize their efforts.

### The Balance of Public Gain vs. Property Owner Hardship

#### Public Gain from Rezoning A-1 to A:

- **Economic Growth:** Allowing rezoning to A benefits the wider community by providing fresh, local food, supporting small businesses, and creating jobs.
- **Sustainability and Health:** The promotion of local agriculture enhances sustainability, reduces food transportation costs, and provides healthier food options to residents.
- **Education and Social Interaction:** Engaging the public in local agriculture through farmer's markets, Agri-tourism, or educational events strengthens community ties and fosters a shared understanding of sustainable living.

#### Property Owner Hardship from Maintaining A-1:

- The hardship is primarily economic, as the property owner is restricted from selling produce and livestock, which limits their ability to fully utilize their land and participate in the local economy. These restrictions can feel like missed opportunities, particularly for those who are motivated to engage in small-scale, sustainable agriculture.

#### Relative Balance:

- **Public Benefit Outweighs Hardship:** In many cases, the public gains of rezoning from A-1 to A can outweigh the potential downsides. Rezoning offers both the community

- and property owners' access to economic and environmental benefits while still preserving the general rural character of the area.
- **Hardship Can Be Addressed:** For property owners who experience economic hardship under A-1 zoning, rezoning to A presents a pathway to greater land use flexibility and income generation without significantly compromising the overall community's well-being.

Rezoning from A-1 to A offers more substantial benefits to the public, particularly through increased local agriculture, economic opportunities, and community sustainability, while the hardship to the individual property owner under A-1 restrictions is primarily economic and limits the full potential of their land use.

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

The suitability of rezoning the subject property from A-1 to A, especially when adjacent properties are zoned both A-1 and A, depends on several factors related to land use, size, and compatibility with surrounding areas. Given the subject property is 5.02 acres with 90%+ of it being open field, it has certain characteristics that align with the purposes of both A-1 and A zoning. Below is an analysis of its suitability for zoning A:

### Land Use Compatibility

- **Currently A-1 Zoning:** The current A-1 zoning allows for agricultural and residential uses with restrictions on commercial activities like selling produce or livestock. The property is already suitable for growing crops or raising animals for personal use, given that the majority (90%) of the land is open field, which is ideal for farming activities.
- **Proposed A Zoning:** Rezoning to A would allow for broader agricultural uses, including the ability to sell produce and livestock commercially. Since the property is largely open field, it has the physical capacity to support increased farming or small-scale agricultural operations that can thrive under A zoning. The open space is well-suited for planting crops, expanding livestock operations, and potentially setting up small infrastructure, like farm stands for sales.

### Size and Land Utilization

- **5.02 Acres:** A property of 5.02 acres is reasonably sized for small-scale commercial farming or market gardening, which is permissible under A zoning. While it may not be large enough for extensive industrial farming, it is suitable for niche, high-value crops or raising small herds of livestock that could be sold at local markets.
- **Efficient Use of Space:** With 90% of the land being field, the property is efficiently set up for immediate agricultural use without significant reworking of the land. This makes it a strong candidate for rezoning, as minimal changes are needed to start using it for commercial agricultural purposes.

### Impact on Adjacent Properties

- **Adjacent A-1 Properties:** The A-1 zoned properties nearby would likely remain low-density and focused on personal agricultural use. However, if rezoning this property to A does not introduce disruptive activities (such as large-scale farming or high traffic), the change should not negatively impact the adjacent A-1 properties. In fact, it may add value by providing nearby access to local produce or goods, while maintaining the rural character of the area.
- **Adjacent A Properties:** Adjacent A-zoned properties already allow for the commercial sale of agricultural products. Rezoning the subject property to A would align it with these neighbors, creating more consistency in land-use patterns. The property's small scale and the open space make it ideal for low-impact agricultural activities that would fit well alongside other A-zoned properties.

### Infrastructure and Accessibility

- **Access to Markets and Roads:** The viability of rezoning the property to A depends on its access to markets and transportation infrastructure. If the property has good road access for transporting goods to local markets or setting up a farm stand, it enhances its suitability for A zoning. Ensuring the local road network can handle any increase in traffic related to commercial agricultural activities is also important.
- **Utilities and Water Access:** Commercial farming may require more significant water and utility access than residential or non-commercial farming. If the property has reliable access to water (for irrigation) and utilities, it is more suitable for rezoning to A. Given that it's mostly field, irrigation or infrastructure may already be in place or can be installed easily.

### Environmental Suitability

- **Soil Quality and Drainage:** Since 90% of the property is open field, the soil quality and drainage would be key factors in determining how suitable it is for commercial agricultural use. Good-quality soil and well-managed drainage make the land more viable for farming or livestock, which aligns with the purposes of A zoning.
- **Environmental Impact:** Rezoning to A might raise concerns about potential environmental impacts (e.g., increased fertilizer use or runoff). However, small-scale commercial farming on a 5-acre property is unlikely to cause significant environmental disruption, especially if managed sustainably.

### Community and Economic Suitability

- **Local Demand for Agricultural Products:** If there is a market demand for locally grown produce or livestock products, rezoning this property to A could be an economic benefit to both the property owner and the community. The property's size and land makeup make it a strong candidate for market farming, which can contribute to local food systems.

- **Community Fit:** Rezoning the property to A should fit well with the local community, particularly if other nearby properties are also zoned A. As long as commercial agricultural activity is kept at a small to moderate scale, it is unlikely to disrupt the rural character or cause tension with neighboring A-1 properties.

### **Overall Suitability for Rezoning from A-1 to A**

- **Field Space:** The 90% open field is highly conducive to farming, either for personal or commercial use, making the property a good fit for A zoning.
- **Commercial Agricultural Potential:** With A zoning, the property owner could take advantage of the open land to grow and sell produce or raise livestock, contributing to the local economy and aligning with adjacent A-zoned properties.
- **Minimal Disruption:** The transition from A-1 to A should not cause significant disruptions to the surrounding properties, particularly given the rural nature of both A-1 and A zones. The primary difference is the ability to engage in commercial agricultural activities, which would be appropriate for a property of this size and makeup.

The subject property, with 5.02 acres and 90%+ open field, is highly suitable for rezoning from A-1 to A. The open land is ideal for farming and small-scale agricultural activities, which are permitted and encouraged under A zoning. Additionally, the presence of both A-1 and A properties nearby suggests that rezoning would align with existing land uses without significantly disrupting the community or neighboring properties.

Rezoning would allow the property owner to fully utilize the land's agricultural potential while providing benefits to the local economy and food system. The property is well-suited for commercial farming, and its proximity to similarly zoned land makes the transition to A both logical and beneficial.

### **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.**

Subject property was subdivided by Susan T. Hanson on 02/17/2023 and filed and recorded, BK:123 Pg. 22-22, June 28<sup>th</sup>, 2022, Doc# 2022-000199 by Karen P. David Clerk of Superior Court Walton County, GA. Prior and current land use is zoned as A-1. The property has been considered vacant land since being subdivided and being subject to record.

**Synopsis of Intent: Holistic Farm Coop, GnoIVil Farm**

The proposed 5.02-acre Holistic Farm Coop aims to create a sustainable, community-focused agricultural space dedicated to growing organic vegetables using a no-till method, cultivating fruit-bearing shrubs and trees, and planting nut-producing trees. The farm will operate with a focus on promoting regenerative agriculture using raised beds, soil health management, and biodiversity.

In addition to farming, the coop will host intimate community-led classes (8-10 participants) on topics related to natural eating, sustainable living, and creative design, fostering hands-on learning and collaboration. These educational sessions will include workshops on gardening, preserving food, cooking with natural ingredients, and eco-conscious arts and crafts.

**Mission:**

The Holistic Farm Coop will provide nutritious, sustainable food to households of individuals ageing out of support systems who receive no government assistance and struggle to afford quality food. Our farm will donate fresh produce directly to these vulnerable populations, ensuring they have access to healthy, locally grown fruits, vegetables, and nuts.

## Key Benefits and Methods for Achieving the Program's Goals:

### Community-Centered Food Donation Model

- **Benefit:** Vulnerable populations, particularly those aging out of support systems, receive consistent access to nutritious, high-quality foods at no cost.
- **Method:** The farm will allocate a set portion of its harvest for donation. Partnering with local social services, nonprofits, and community organizations will ensure that the donated food reaches those in need efficiently. Regular outreach and collaboration with these groups will help identify eligible households and facilitate seamless distribution.

### Sustainable Revenue through Local Sales and Partnerships

- **Benefit:** Financial sustainability is achieved by selling produce to customers and local businesses, allowing the farm to cover operational costs without depending solely on donations.
- **Method:** The farm will build relationships with local restaurants, grocery stores, and consumers interested in supporting local, sustainable agriculture. This will involve offering CSA (Community Supported Agriculture) memberships, farmers' market sales, and direct-to-business produce supply deals. A sliding scale pricing model can also encourage those with greater means to support the cause.

### U-Pick Program to Boost Class Participation

- **Benefit:** Participants in community-led classes gain hands-on experience and access to fresh produce, creating a deeper connection to sustainable agriculture and further encouraging engagement.
- **Method:** The farm will incorporate a U-pick program into its workshops, where class participants can harvest their own fruits, vegetables, and nuts. This interactive aspect of the classes not only enhances the learning experience but also provides participants with fresh produce as part of their involvement, fostering a sense of accomplishment and further supporting the farm's mission.



## Community Donations and Volunteer Support

- **Benefit:** By fostering a sense of ownership and involvement within the community, the farm can tap into local support systems to aid its mission, both financially and operationally.
- **Method:** The farm will actively seek donations through campaigns highlighting the social impact of the project, targeting both individual donors and local businesses. Additionally, offering volunteer opportunities—such as helping with farm work or organizing classes—creates deeper engagement, reducing labor costs and building a network of advocates who support the farm’s mission.

Name of Individual (as identified in Part A): **LONG, JACADE MICHAEL**

CCC-902 (Page 1) State: Georgia

County: Walton

Date Submitted:

Version Number: 1

<b>CCC-902</b> (01-07-2021)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	<b>Program Year</b>  2024
<b>FARM OPERATING PLAN FOR PAYMENT ELIGIBILITY</b> <b>2009 and Subsequent Program Years</b>		
For "actively engaged in farming" and other payment eligibility and limitation determinations.		

*This form is to be completed by, or on behalf of, the individual or legal entity identified in Part A that is seeking benefits from the Farm Service Agency (FSA) under one or more programs that are subject to the regulations at 7 CFR Part 1400. This form collects farming and other information about the individual or legal entity that receives program benefits directly using the tax identification number identified in Part A. This form also collects information about the members of legal entities. Payment eligibility is based upon the contribution level of certain inputs to a farming operation such as land, capital, equipment, labor, and management. The information on this form will be used by FSA to determine payment eligibility and limitation of payments by direct attribution.*

**Part A - General Farming Operation Information**

<b>Producer's Name</b> LONG, JACADE MICHAEL	<b>Tax ID Number and ID Type</b> (last 4 digits) 6227 S	<b>Business Type</b> Individual
--	--	------------------------------------

**Part B - Capital Information** Note: Do not include capital contributed by **members** of general partnerships or joint ventures. (applicable for all business types)

Does the producer provide capital to this farming operation?	No
--	----

**Part C - Land Information** (applicable for all business types)

Does the producer contribute land to the farming operation?	Yes
---	-----

Does this farming operation own ANY land?	Yes
---	-----

State	Administrative County	Farm Serial Number	Tract Number	Farmland Acres	Cropland Acres	Farmland Acres Not Leased	Is any land leased to another producer?
GA	Walton	4583	10915	5.4	0.0	5.4	No

Does this farming operation lease land from another producer?	No
---	----

Does this farming operation lease land to another producer?	No
---	----

**Part D - Custom Services** (applicable for all business types)

Will custom services, such as harvesting, spraying, fertilization, tillage, seeding, etc., be utilized for this farming operation?	No
--	----

**Part E - Equipment Information** Note: Do not include equipment contributed by **members** of general partnerships or joint ventures. (applicable for all business types)

Does the producer provide equipment to this farming operation?	No
--	----

**Part F - Labor Information** (applicable for all business types)

Does the producer provide labor to this farming operation?	No
--	----

**Part G - Management Information** (applicable for all business types)

Does the producer provide management to this farming operation?	No
---	----

**Part H - Minor Information** (only applicable for individuals)

Will the producer be 18 years of age by June 1 of the current program year?	Yes
---	-----

**Part I - Citizenship Information** (only applicable for individuals)

Is the producer a United States citizen or an alien lawfully admitted into the United States?	Yes
---	-----

**Part J - Remarks**

For NRCS & FSA programs that do not require an actively engaged or cash rent tenant determination to be made.

**Part K - Certification** (applicable for individuals and entities)

I certify that all the information entered on this document and any supporting documentation is true and correct. I understand furnishing incorrect information will result in forfeiture of payments and may result in the assessment of a penalty. I will timely provide written notification to the Farm Service Agency Committees of any changes in this farming operation. By signing this form, I acknowledge that:

all supporting documentation has been submitted as required

I have read and understand all definitions and requirements

all information contained on this form will be considered in effect continuously unless changes or revisions are submitted.

it is my responsibility to timely notify FSA in writing of any changes in the farming, ranching or forestry operation, or financial status that may affect these representations.

evidence such as tax records, certified public accountant's certification, or other documentation may be required to validate these representations and that I will take all necessary actions to provide such materials to FSA if requested.

<b>Signature of Producer</b> (by)  Jacade Long <small>Digitally signed by Jacade Long Date: 2024.01.04 10:41:39 -05'00'</small>	<b>Title/Relationship of the Individual Signing in Representative Capacity</b>  operator, manager	<b>Date</b> (MM-DD-YYYY)  01/02/2024
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The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1400, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (Pub. L. 99-198 - as amended), the Food, Conservation, and Energy Act of 2008 (Pub. L. 110-246), the Agricultural Act of 2014 (Pub. L. 113-79) and the Agricultural Improvement Act of 2018 (Pub. L. 115-334). The information will be used to identify the farm operating plan data needed to determine eligibility for program benefits. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2.

Name of Individual (as identified in Part A): LONG, JACADE MICHAEL

CCC-902 (Page 2)

State: Georgia

County: Walton

Date Submitted:

Version Number

Item 6.2.

Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility for program benefits.

This information collection is exempted from the Paperwork Reduction Act as specified in 7 U.S.C 9091(c)(2)(B). The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.

**Public Burden Statement:** For CFAP 2.0 and QLA only, public reporting burden for this collection is estimated to average 30 minutes per response, including reviewing instructions, gathering and maintaining the data needed, completing (providing the information), and reviewing the collection of information. You are not required to respond to the collection, or USDA may not conduct or sponsor a collection of information unless it displays a valid OMB control number. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



GRID NORTH

MEASUREMENTS ARE BASED ON  
NORTH ARROW ON SHEET OF 100  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(NAD83) ZONE 16N

GRAPHIC SCALE



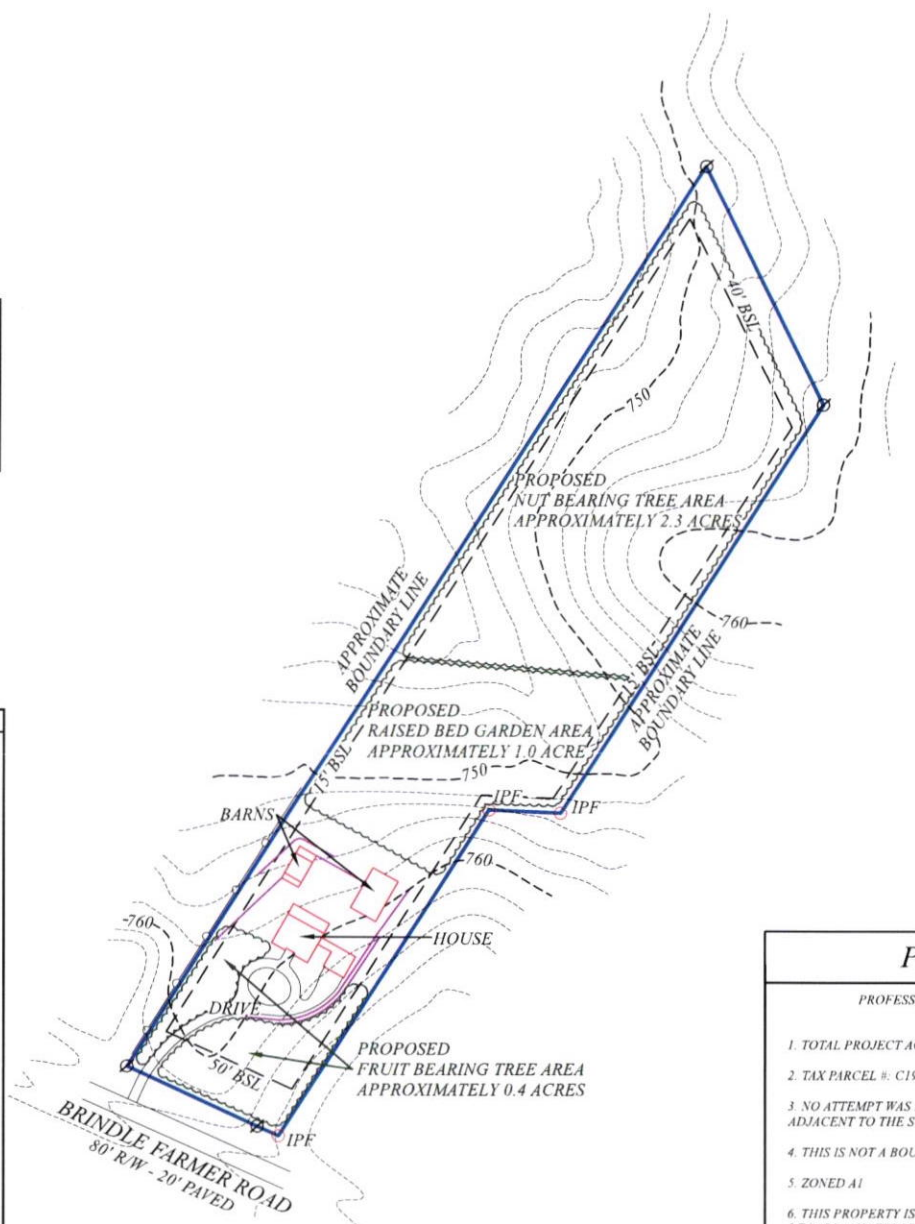
1 INCH = 80 FEET

**SYMBOL LEGEND**

- ⊙ CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE

**PLAN ABBREVIATIONS**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- L.L. - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P.L. - PROPERTY LINE
- SS - SANITARY SEWER
- B.S.L. - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT



VICINITY MAP  
NOT TO SCALE

**B**ASELINE  
SURVEYING &  
ENGINEERING, INC.

P.O. BOX 269  
WATKINSVILLE, GA 30677  
WWW.BASELINEGA.COM  
PHONE: 706-769-6610  
JASON@BASELINEGA.COM

PLAN FOR:  
JACADE LONG

126th & 127th LAND LOTS  
2nd LAND DISTRICT  
WALTON COUNTY  
PHYSICAL ADDRESS:  
BRINDLE FARMER ROAD  
GOOD HOPE, GA  
30641

REVISIONS	DATE

DATE  
09/17/2024

PROJECT  
23-3290S

CONCEPT  
PLAN

SHEET  
1 OF 1

**PROJECT DATA**

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM 706-769-6610

- TOTAL PROJECT ACREAGE: 5.02 +/- ACRES
- TAX PARCEL #: C1950063E00
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS IS NOT A BOUNDARY SURVEY. REFERENCE PLAT BOOK 123 PAGE 22
- ZONED A1
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
- CONTOURS SHOWN HEREON ARE FROM NOAA LIDAR NAVD 88 AND DO NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. CONTOUR INTERVAL IS 2'



# Planning and Development Department Case Information

Case Number: Z24-0022

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:  
Andriy Lukyan  
c/o Blue Wolf Homes LLC  
919 Rock Oak Lane

Owner:  
Blue Wolf Homes LLC  
919 Rock Oak Lane  
Lawrenceville, Georgia 30046

Lawrenceville, Georgia 30046

Current Zoning: A1

Request: Rezone 3.84 acres from A1 to A2 to create 2 buildable lots

Address: 6300 Highway 81, Loganville, Georgia 30052

Map Number/Site Area: C0360006

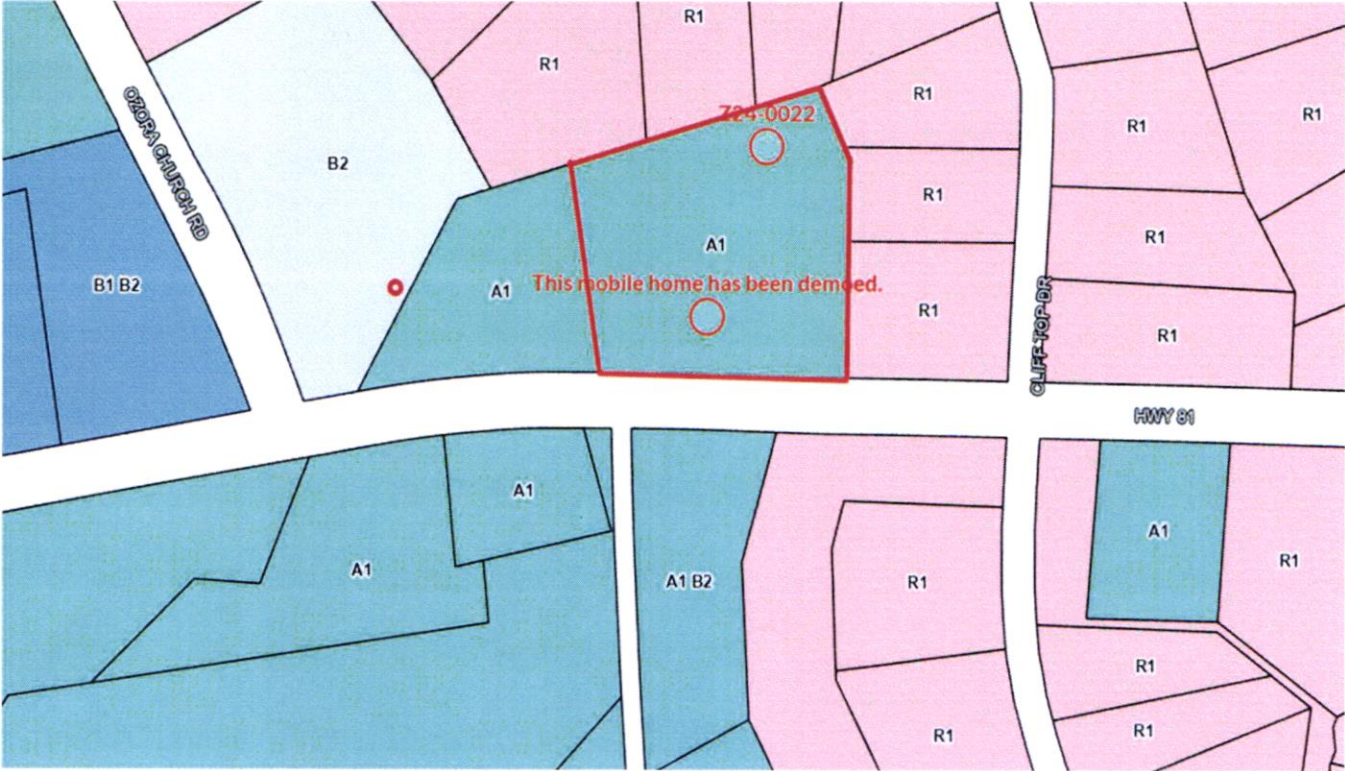
Character Area: Suburban

District 1 Commissioner-Bo Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of 3.84 acres and is residential. There was previously a mobile home on the property but it has been demoed.



The surrounding properties are zoned A1 and R1.



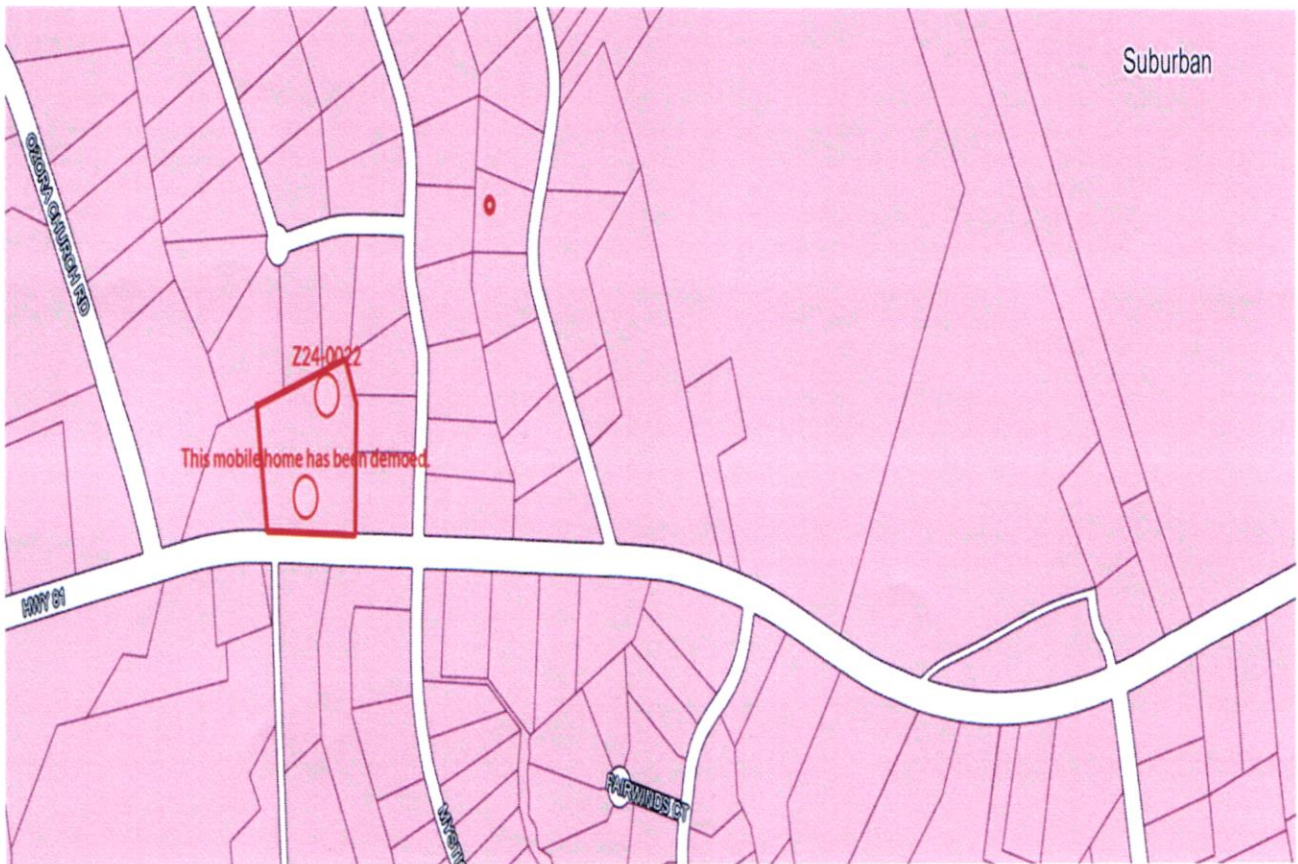
Subdivisions surrounding property:



The property is located in the Alcovy River Watershed.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

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

Sheriffs' Department: No comment received.

Water Authority: This area is currently served by an existing 8" diameter water main along Highway 81. (static pressure: 95 psi, Estimated fire flow available: 1,250 gpm @ 20 psi). No system impacts anticipated.

Fire Marshal Review: No comment

Fire Department Review: Fire response will be slowed due to long driveways.

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Residential driveway permits will need to be obtained from the Area 2 office in Athens.

PC ACTION 12/12/2024:

1. Recommended Approval of Z24-0022-Rezone 3.84 acres from A1 to A2 to create 2 buildable lots-Applicant: Blue Wolf Homes LLC (Andriy Lukyan)/Owner: Blue Wolf Homes LLC-Property located on 6300 Hwy 81/Map/Parcel C0360006-District 1.

Presentation: Andriy Lukyan represented the case. He lives in Auburn, Georgia right now. He would like to rezone the property and build 2 homes. One would be for him and the other one for his father. They will have septic and county water.



Tim Hinton asked about the size of the houses and Mr. Lukyan stated that it would be about 4,000 sq. ft. to 4,200 sq. ft. above grade and no basement.

Speaking: None

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

# Rezone Application # Z24-0022 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 01-07-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C0360006

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Andriy Lukyan

Same

E 999 Rock oak Ln

Lawrenceville ga 30046

E-mail address: LukyanA2@gmail.com

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

Phone # 678-914-7666

Phone # \_\_\_\_\_

Location: 6300 Hwy 81, Loganville, Ga. 30052

Requested Zoning A2

Acreage 3.65 (3.84 acres)

Existing Use of Property: Residential

Existing Structures: Vacant

The purpose of this rezone is Splitting property to make 2  
Buildable lots.

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 Andriy Lukyan

Date 10/31/24

Fee Paid \$ 300.00

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

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

Existing Zoning A1

Surrounding Zoning: North B1 South A1  
East R1 West A1

Comprehensive Land Use: Suburban

**DRI Required?** Y \_\_\_\_\_ N

Commission District: 1-Bo Warren

Watershed: Alcovy River <sup>W-P1</sup> TMP

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

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 4/24/2024 10:22:55 PM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 24087867  
**BUSINESS NAME** BLUE WOLF HOMES LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 04/24/2024

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 919 Rock Oak Lane, Lawrenceville, GA, 30046, USA

**REGISTERED AGENT**

NAME	ADDRESS	COUNTY
andriy lukyan	919 Rock Oak Lane, Lawrenceville, GA, 30046, USA	Gwinnett

**ORGANIZER(S)**

NAME	TITLE	ADDRESS
andriy lukyan	ORGANIZER	919 Rock Oak Lane, Lawrenceville, GA, 30046, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** ANDRIY LUKYAN  
**AUTHORIZER TITLE** Organizer

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;  
mobile home R100/A1/A2  
removed from property  
\_\_\_\_\_  
\_\_\_\_\_
  
2. The extent to which property values are diminished by the particular zoning restrictions;  
none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;  
none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;  
property value near by will go up and  
will ~~be~~ look better on the property  
\_\_\_\_\_  
\_\_\_\_\_

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

the property is residential

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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

Mobile home was on property until it was removed 10/24/24

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## LETTER OF INTENT

Hello my name is Andriy Lukyan. I am asking approval to rezone the property at 6300 Highway 81 which is 3.84 acres and zoned A1 to A2 to split the property in two lots. One lot would be for me to build on and the other lot will be for my parents. They will be fenced in and everything will be up to code and built in a timely manner. Thank you for your time.

Andriy

TOTAL AREA: 3.65 ACRES  
ZONING: A1

**SOIL PROPERTIES TABLE**  
SOIL DATA TAKEN FROM LEVEL 3 SOIL REPORT PREPARED BY MULCHENY ENGINEERING, INC. DATED 10/14/2024

SOIL	DEPTH TO	PROPOSED DEPTH	APPROXIMATE PROCLATION RATE	DEPTH/LOADING RATE	DOH CODE
TALUSAN CLAY	12 IN.	12 IN.	30-40 IN PER MIN		4
LOESSIAL CLAY	12 IN.	12 IN.	30-40 IN PER MIN		4

DOH CODE ABBREVIATIONS/RECOMMENDATIONS:  
A THESE SOILS ARE SUITABLE FOR ACTIVATION OF ON-SITE SYSTEMS WITH PROPER MAINTENANCE OF THE SITE OF OTHER SOILS AND LANDSCAPE CONDITIONS MAY REQUIRE THE DRAINAGE AREA TO BE GREATER THAN THE MINIMUM AND/OR B. SOME ROCK AND/OR STONY CONDITIONS MAY BE FOUND. THE SOIL SHOULD FUNCTION AS A SUITABLE ABSORPTION FIELD PROVIDED THAT THE SYSTEM IS IN PLACE TO MAKE SURE THERE WILL BE NO ROCK LIMITATIONS TEST PITS HAVE BEEN ADVANCED TO AT LEAST 72" DEEP WITHIN THIS LIMIT.

**LEGEND**

1-10	POINT OF BEGINNING
1-11	LAND LOT LINE
1-12	RIGHT OF WAY
1-13	NEW OR FORMERLY
1-14	SEWER DISCHARGE
1-15	SEWER TRENCH
1-16	OPEN TOP FLUKE
1-17	SEWER SET
1-18	PERFORATED METAL PIPE
1-19	POLYETHYLENE PIPE
1-20	DUCTILE IRON PIPE
1-21	POLYETHYLENE HOSE
1-22	SINGLE WIND CATCH BASIN
1-23	DOUBLE WIND CATCH BASIN
1-24	SEWER INLET
1-25	OUTLET CONTROL SYSTEM
1-26	SEWER BOX
1-27	FLARED END SECTION
1-28	HEAD MAN
1-29	MANHOLE
1-30	WATER METER
1-31	SAVARY SEWER MANHOLE
1-32	LEAKY OUT
1-33	WELT
1-34	OVERHEAD POWER LINE
1-35	UNDERGROUND TELEPHONE LINE
1-36	UNDERGROUND TELEPHONE LINE
1-37	ELECTRIC OUTLET
1-38	UTILITY POLE
1-39	UNDERGROUND POWER LINE
1-40	UTILITY POLE
1-41	POWER POLE
1-42	LIGHT POLE
1-43	CABLE/INTERNET TELEPHONE
1-44	FIRE HYDRANT
1-45	WATER USE
1-46	WATER VALVE
1-47	WATER MANHOLE
1-48	BIODIARY
1-49	BUILDING LINE
1-50	EDGE OF PAVEMENT
1-51	CENTERS
1-52	MARKING POINT
1-53	MONITORING POINT
1-54	WETLANDS
1-55	STREET LIGHT

**SURVEY HISTORY**  
SIZE OF THE DATA SHOWN ON THIS PLAN WAS OBTAINED FROM SURVEY RECORDS AND VERTICAL CONTROL INFORMATION THE TECHNIQUE USED WAS PER CONVENTION MEASUREMENT FROM THE WGS 84 DATUM AND NETWORK THE RELATIVE POSITIONAL ACCURACY OF THE POINTS UTILIZED IN THIS SURVEY WAS 2.0 CM (1:1) HORIZONTAL AND 1.5 CM (1:1) VERTICAL AT THE 95% CONFIDENCE LEVEL.

BASE OF BENCHMARK FOR THIS SURVEY IS 200 NORTH, REFERENCED TO THE GEORGIA STATE PLANNING COMMISSION SYSTEM WITH THE GEORGIA SURVEYING AND RECORDS ACT REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: GARMIN 8000 SERIES GPS, GARMIN 1200 C, TOTAL STATION AND A GARMIN 474 DATA COLLECTOR.

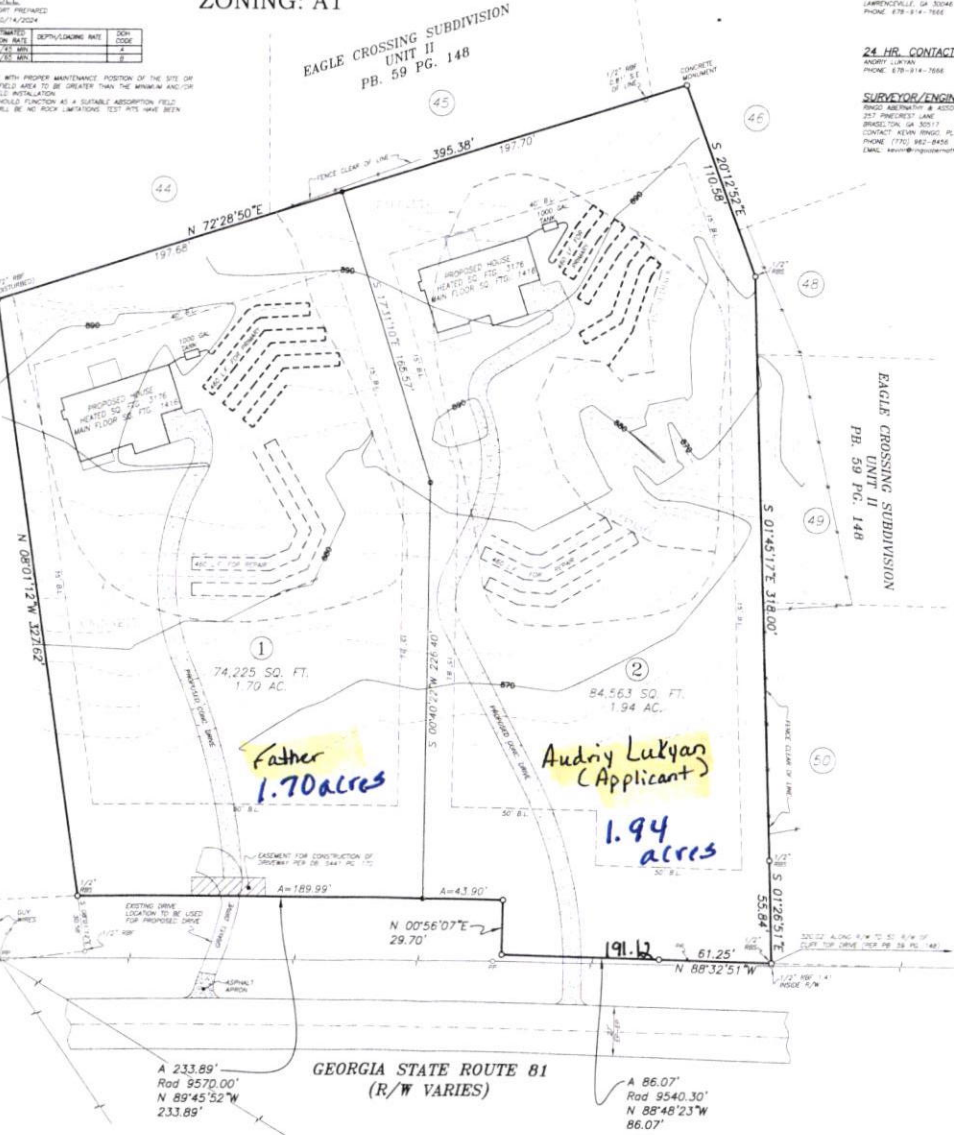
THIS PLAN HAS BEEN CALCULATED FOR PRECISION AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

**REFERENCE MATERIAL:**  
- PLAN OF SURVEY FOR CHARLES ROSSER PREPARED BY W. W. GRIFFIN OF P.E. #148 DATED 5/28/1970 AND RECORDED IN PG 15 PG 48  
- FINAL PLAN OF EAGLE CROSSING UNIT II PREPARED BY HARRISON SURVEYING INC. DATED 7/7/1992 AND RECORDED IN PG 58 PG 74  
- PLAN OF SURVEY FOR S. KENNETH HARRISON PREPARED BY W. W. GRIFFIN OF P.E. #148 DATED 12/22/1989 AND RECORDED IN PG 12 PG 176  
- RETIREMENT SURVEY FOR WARE HARRISON PREPARED BY NORTHEAST LAND SURVEYING LLC DATED 4/18/2023 AND RECORDED IN PG 124 PG 137  
- POINT OF BEGINNING FOR GEORGIA DEPARTMENT OF TRANSPORTATION DATED 03/08/2024 AND RECORDED IN 306 3441 PG 104  
- COUNTY EASEMENT FOR GEORGIA DEPARTMENT OF TRANSPORTATION DATED 03/08/2024 AND RECORDED IN 306 3441 PG 104  
- STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED 2/7/2022 BEING PROJECT #02-1581

**GENERAL NOTES:**  
1. FROM: N  
2. TO: S  
3. DIST: 1.0 AC  
4. MAX. BUILDING HEIGHT: 35 FT  
5. 1/2" = 100' UNLESS OTHERWISE NOTED  
6. WATER PROVIDED BY PUBLIC UTILITY  
7. SEWER PROVIDED BY ON-SITE SEPTIC SYSTEM  
8. UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THIS PLAN AND FIELD VERIFICATION SHALL BE REQUIRED  
9. POSITIVE DRAINAGE AWAY FROM THE HOUSE OF EACH LOT IN COMPLIANCE WITH THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS SHALL BE PROVIDED  
10. CREATING SMALL DRAINAGE DITCHES TO EXISTING DRAINAGE CHANNELS/DITCHES OF THE ROADSIDE DITCH PROVIDE

**811**  
KNOW WHATS BELOW CALL BEFORE YOU DIG  
# 1-800-281-3783  
# 1-800-281-3783  
# 1-800-281-3783

**NOTE:**  
NO CERTIFICATION IS MADE AS TO EXISTENCE OF NON-EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE ONLY. PLANNING RECORDS ARE REFERENCED AS FOUND EXCEPT IN THE FIELD.



**OWNER:**  
BLUE WOLF HOMES LLC  
879 ROCK GAP LANE  
LAMARVILLE GA 30446  
PHONE: 678-614-7666

**24 HR. CONTACT:**  
KEVIN RINGO  
PHONE: 678-614-7666

**SURVEYOR/ENGINEER:**  
RINGO ABERNATHY & ASSOCIATES, INC.  
237 PINECREST LANE  
BRUNSWICK GA 30107  
CONTACT: KEVIN RINGO, P.E.  
PHONE: (770) 982-8458  
EMAIL: kevin@ringoabn.com



**SURVEYOR'S CERTIFICATION**  
AS REQUIRED BY SUBSECTION 16-7 OF O.C.G.A. SECTION 15-6-87 THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES. SIGNATURES, STAMPS, OR EVIDENTIAL RECORDS, SUCH AS APPROVALS OR AFFIDAVITS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY APPROVED USER OF THIS PLAN AS TO INTENDED USE OF ANY PARTS. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIED THAT THIS PLAN COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR INDUSTRY SURVEYS IN 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 15-6-87.

KEVIN H. RINGO - GA PLS #2278 DATE

**FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:**  
I, THE REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY LINES AND ALL APPROPRIATE SHOWN THEREON AND THE INFORMATION FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MEASUREMENTS SHOWN HEREON WERE MADE AND ARE CORRECT AND THAT THE PROPERTY LINES ARE COMPLETELY SHOWN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1:70,000 HORIZONTAL FEET AND AN ANGULAR PRECISION OF 0.47 PER ANGULAR FOOT AND WAS CALCULATED USING SURVEYING TECHNIQUES THAT HAVE BEEN CALCULATED FOR COLORADO AND FOUND TO BE ACCURATE WITHIN 1 FOOT IN 300,000 FEET AND CONTAINS A TOTAL OF 1,883 POINTS. THE SURVEYOR HAS TOOK THE NEAREST AND MOST ACCURATE MEASUREMENT WITHIN THE FIELD DATA UPON WHICH THIS PLAN IS BASED.

REGISTERED GEORGIA LAND SURVEYOR DATE  
REV. NO. 2278 DATE OF EXPIRATION: OCTOBER 31, 2024

**WETLANDS CERTIFICATION**  
THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON CERTIFIED THAT (1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED; (2) THE APPROPRIATE PLAN 1/10000; (3) DOES NOT INDICATE AREAS OF UNITED STATES WETLANDS OR ENGINEER'S JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND (4) IF THE WETLANDS ARE INDICATED THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

KEVIN H. RINGO - GA PLS #2278 DATE

**APPROVAL FOR RECORDING**  
THE FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS PLAN FOR RECORDING:

WALTON COUNTY PLANNING AND DEVELOPMENT DATE SIGNED

**GRAPHIC SCALE** 1"=30'  
0 30 60 90



**STATE OF GEORGIA**  
**DRAFT**  
LEVEL: II - 0000030408  
EXPIRES: 01/31/2028

**RINGO**  
**ABERNATHY**  
**& ASSOCIATES**  
237 PINECREST LANE  
BRUNSWICK, GA 30107  
PHONE: (770) 982-8458

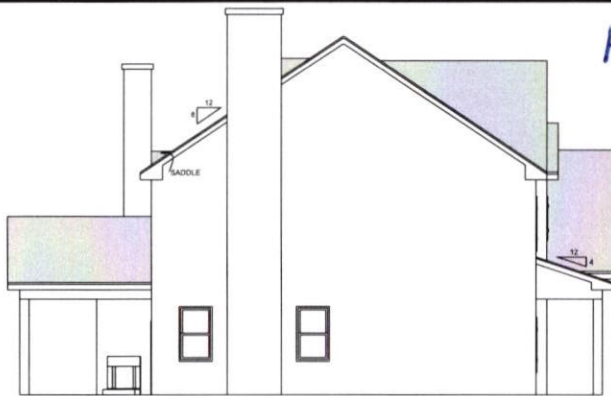


COUNTY: WALTON  
BOOK: 186A3  
COJ: 000006  
DATE: 10/09/24  
SCALE: 1"=30'  
JOB NO.: 24100

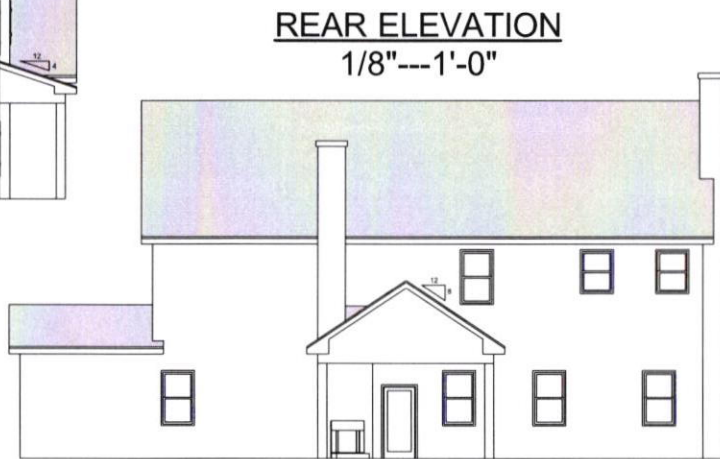
**REZONING CONCEPT/EXHIBIT FOR:**  
**BLUE WOLF HOMES LLC.**  
6300 HIGHWAY 81

REVISIONS	NO.	DATE	DESCRIPTION
	1		

House Plan that Applicant intends  
to build on Lot 2 -  
1.94 acres



**LEFT ELEVATION**  
1/8"---1'-0"



**REAR ELEVATION**  
1/8"---1'-0"



**RIGHT ELEVATION**  
1/8"---1'-0"



SIDE ENTRY

THE VICKERY  
ELEVATIONS

REV.  
DATE

ALL PLANS HAVE BEEN  
COPYRIGHTED © BY  
WE PLAN HOMES

WE PLAN  
HOMES  
TEL: 774-815-2414  
WWW.WEPLANHOMES.COM

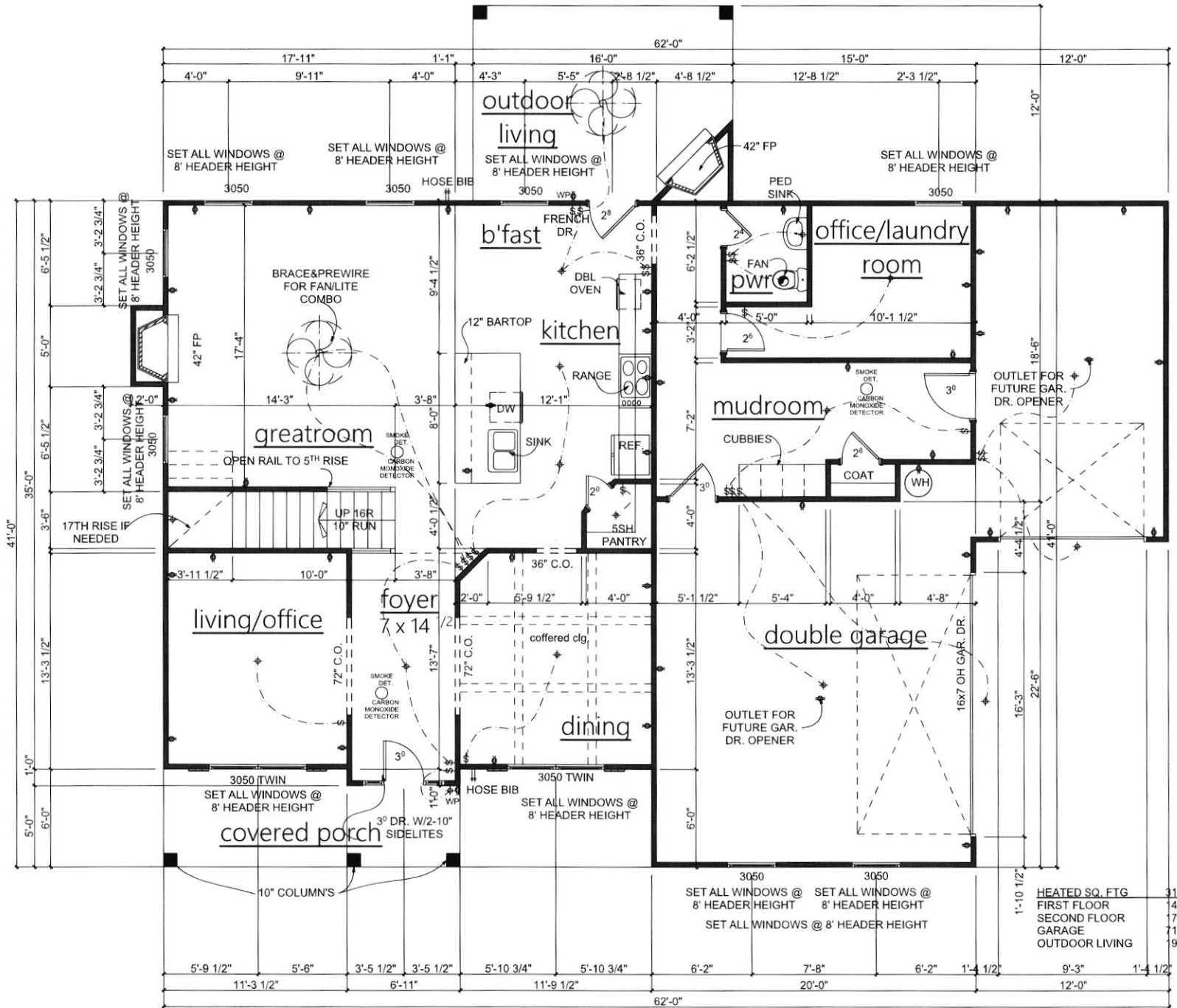
DWG. BY:  
PWL/SAM

DATE:  
3-5-13

SHEET:

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION





HEATED SQ. FTG	
FIRST FLOOR	3176
SECOND FLOOR	1760
GARAGE	712
OUTDOOR LIVING	193

SIDE ENTRY

THE VICKERY  
FIRST FLOOR

WE PLAN HOMES  
TEL: 770-515-5741  
WWW.WEPLANHOMES.COM

ALL PLANS HAVE BEEN  
COPYRIGHTED © BY  
WE PLAN HOMES

DATE

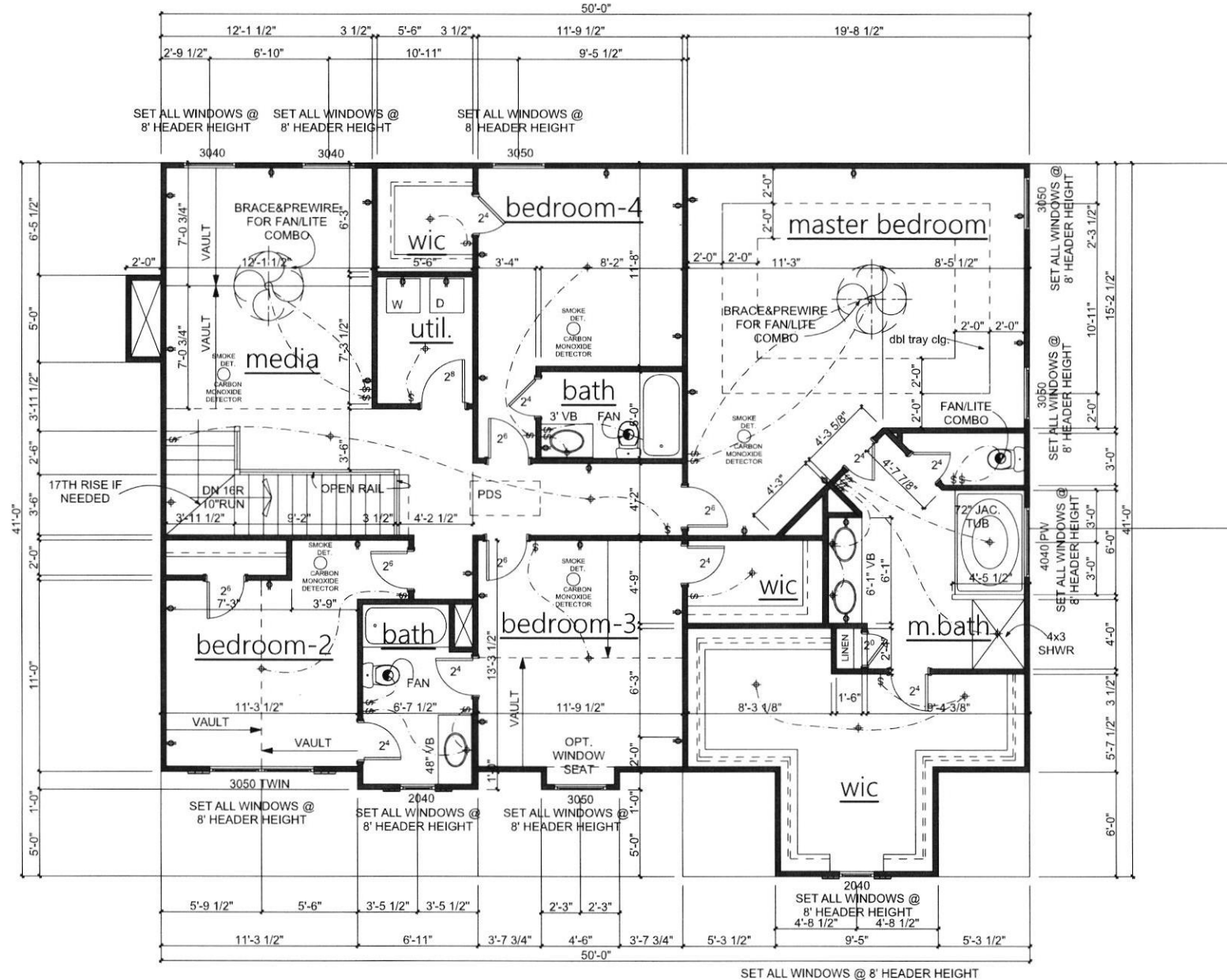
REV.

DWG. BY:  
PWL/SAM

DATE:  
3-5-13

SHEET:

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION



REV.	
DATE	
ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES	
WE PLAN HOMES	WWW.WEPLANHOMES.COM TEL: 770-615-8741
<b>THE VICKERY SECOND FLOOR</b>	
DWG. BY:	PWL/SAM
DATE:	3-5-13
SHEET:	

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION



# Planning and Development Department Case Information

Case Number: Z24-0023

Meeting Dates: Planning Commission 12-12-2024

Board of Commissioners 01-07-2025

Applicant:

Hadley Reed Santos  
2958 HD Atha Road

Covington, Georgia 30014

Owner:

Clifford JT & Hadley Reed Santos  
2958 HD Atha Road

Covington, Georgia 30014

Current Zoning: A1

Request: Rezone 2.00 acres from A1 to A for dog training and customer contact

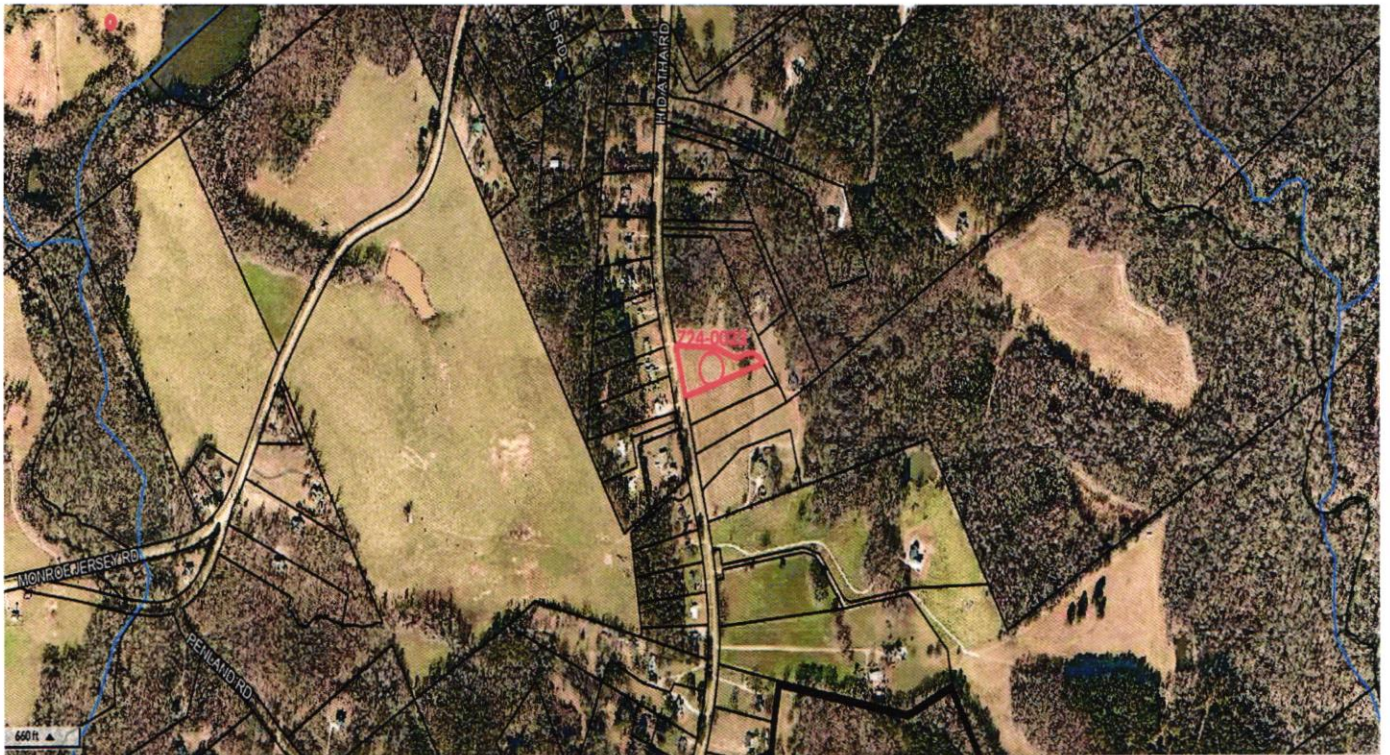
Address: 2958 HD Atha Road, Covington, Georgia 30014

Map Number/Site Area: C0780099D00

Character Area: Suburban

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

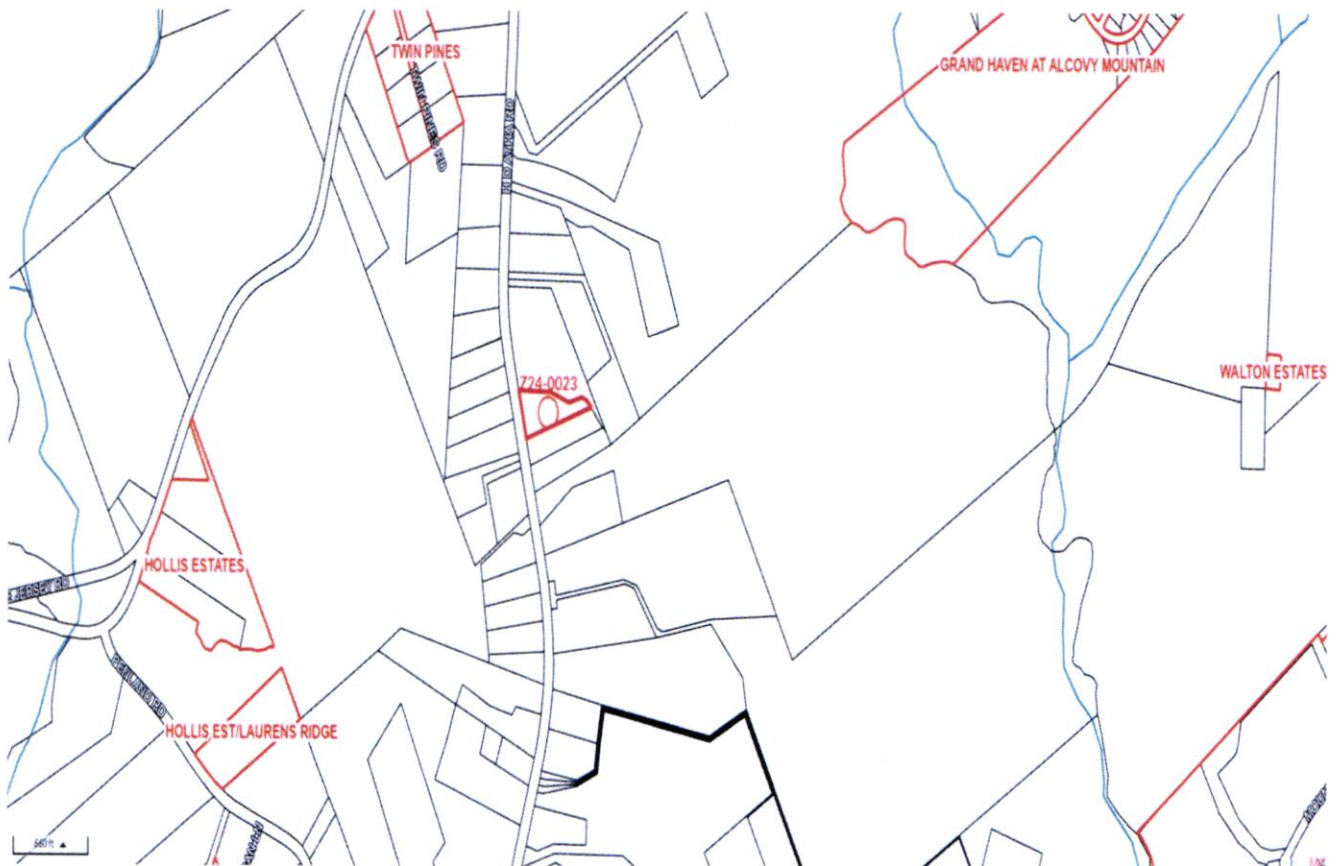
Existing Site Conditions: Property consists of 2.00 acres and is residential.



The surrounding properties are zoned A1 and A2.

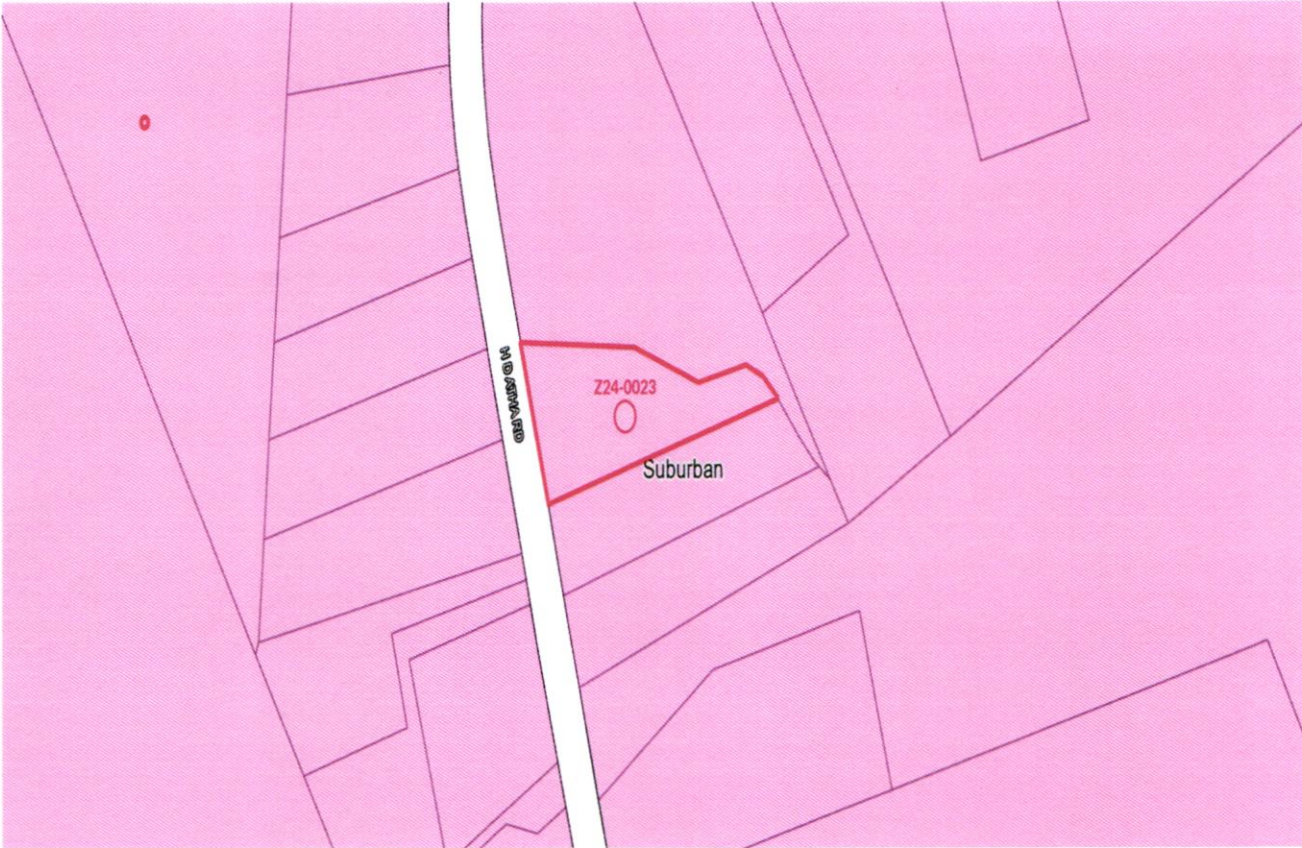


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Suburban.



**History:** No History

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

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

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

**Water Authority:** This area is served by an existing 20" diameter water main on HD Atha Road. (static pressure: 130 psi, Estimated fire flow available: 2,500 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. The proposed building is a residential storage building and not intended for commercial use.

**Fire Department Review:** No comment

**Board of Education:** Will not impact the Walton County School System.

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

**PC ACTION 12/12/2024:**

- 1. Recommended Approval of Z24-0023-Rezone 2.00 acres from A1 to A for dog training & customer contact-Applicant: Hadley Reed Santos/Owners: Clifford JT & Hadley Reed Santos-Property located on 2958 HD Atha Rd/Map/Parcel C0780099D00-District 4.

**Presentation:** Hadley Santos represented the case. She lives on a 2-acre tract of land. She would like to rezone from A1 to A. She has been a professional dog trainer for 8 years now. She trains therapy and service dogs and would like to continue and serve in the area. She would also like to put in a 16x50 shed for office space. She said that a lot of her clients have autism and other disabilities and being enclosed would be better and safer for them. She would also like to add a small half bath, and she may not be able to tie into the septic that she has there and may need to have a separate septic for this. The building will be used for office space separate from her home. She went on to state that she has 2 young daughters, and it would be easier for the clients to come to her home. If she has dogs at her house, then they are kept in the household and no kennel outside. The dogs will be out of the weather. She said if she did therapy at her home then she could work with small dogs with no distractions. She would work with 1 client at a time only a couple of times a week and there should be no additional traffic. There will be no signs put in the property and only 1 to 2 dogs at a time.

Michelle Trammel asked the applicant if it would only be her doing the training and she stated that was correct.

Speaking: None

**Recommendation: Michelle Trammel made a motion to recommend approval as submitted with a second by Timothy Kempt. The motion carried unanimously.**

# Rezone Application # 224-0023 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 12-12-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 01-07-2025 at 6:00PM held at **WC Historical Court House**

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

**Map/Parcel** C078009D00

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Hadley Reed Santos

Clifford J.T. & Hadley Reed Santos

2958 H D Atha Rd

2958 H D Atha Rd

Covington, GA 30014

Covington, GA 30014

E-mail address: hadleyrh7@gmail.com

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

Phone # 229-881-7080

Phone # 229-881-7080

2958 HD Atha Road

Location: Walton County Requested Zoning A Acreage 2.00

Existing Use of Property: Residential use

Existing Structures: Single Family House, Fence

The purpose of this rezone is to be able to train dogs on my property. As well as meet with clients to work with them and their dogs.

Property is serviced by the following:

Public Water: yes Provider: Walton County Well: No

Public Sewer: No Provider: Not Applicable 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: H. Reed Santos Date: 10/30/2024 Fee Paid: \$ 300.00

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

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

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

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

Commission District: 4-Lee 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;

Current zoning is A1. Residential property with a single family home. Surrounding properties are zoned Agriculture. Nearby properties include cattle, nursery, and Christmas tree farm.

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

Not Applicable / None

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

Not Applicable / None

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

~~Not Applicable / None~~ Dog training and service dog training for the public of Walton county. No hardship of property owner.

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5. The suitability of the subject property for the zoned purposes; and  
Property is currently zoned as A1 want to  
rezone to A. Majority of surrounding properties  
are zoned A and A1. Two Agricultural businesses  
are within close proximity. Property is currently fully fenced.
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  
Previously, it was apart of a large property as  
pasture land. In 2022 land was subdivide into  
three large home sites and our current home was  
built.

**Letter of Intent**  
10/30/2024

Hadley Reed Santos  
Covington, GA 30014  
Walton County  
(229) 881-7080

**Re:** The Rezoning of 2958 H D Atha Rd from A1 to A

**To Whom it May Concern:**

This letter of intent is regarding my request to rezone my current property from an A1 to A. I am looking to add a non-permanent building on my property. The building is built by Westwood sheds in Monroe, GA and will be a cabin shed 16’x52’. I would like to climatize the building with a mini-split unit and add plumbing to suffice a small half bath.

The primary use of this building will be an office space, an area where my two young children can be while I work and provide me with better separation between work and my own home. It would help tremendously with giving me more flexibility in my work while caring for my two young children.

Currently, I am a professional dog trainer that helps families train service and companion dogs to work and live in their households with them. I have helped families train service dogs to aid with autism, cerebral palsy, epilepsy, and mental health struggles. I travel to their homes or public places to aid with their specialized training.

Having this building would give me an area to meet with clients, provide a safe and climatized area for us to train their dog without having to travel. Provide space to simulate a household living area to help young dogs learn household manners without intruding on my own home. A safe area for my clients with disabilities to come and receive training in an environment with low distractions and out of the weather. It would createa spacefor clientdogs to live with me for an extended period to further their training or start out a future service dog puppy with crate training, basic obedience, and household manners before sending them to live with their intended family.

I would only have one client at a time visiting my property a couple of times a week, so there would not be any extra traffic. All dogs on property are household pets that are housed inside and not outside for long periods of time or housed outside. I am the only one employed on my property, so the number of clients and dogs would be very limited.

**Property:**2958 H D Atha RD is currently a residential property with two acres that is completely fenced. I am looking to have my property rezoned to A to meet the requirements to work with clients and their dogs on my property.



*Proposed Building*

Monroe Sales <sales.monroe@westwoodsheds.com>

**Here's Your Custom Shed Design and Estimate! (#1727726668674989 - Hadley Santos)**

1 message

Westwood Sheds Designer <manager.sales@westwoodsheds.com>  
 Reply-To: sales.monroe@westwoodsheds.com  
 To: hadeyrh7@gmail.com

Mon, Sep 30, 2024 at 4:04 PM



SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

Westwood Sheds  
 (864) 379-3333  
 manager.sales@westwoodsheds.com

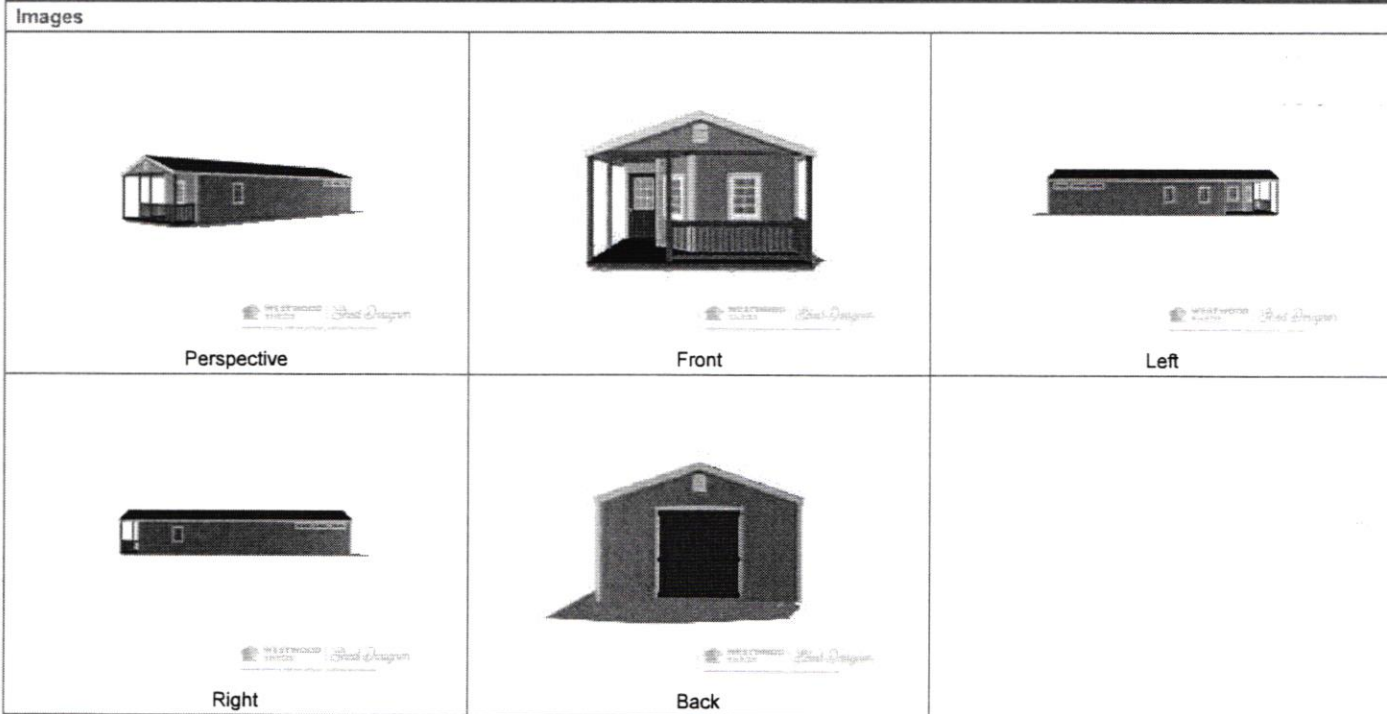
**Customer Order - Sep 30, 2024**

Ship To		Dealer	
Customer Name <u>Hadley Santos</u>	Order # <u>1727726668674989</u>	Westwood Sheds of Monroe	
Billing Address <u>2958 H D Atha Rd</u>		Monroe, GA 30655	
City <u>Covington</u>	State <u>GA</u>	ZIP Code <u>30014</u>	Phone: 7702670691
Installation Address <u>2958 H D Atha Rd</u>			sales.monroe@westwoodsheds.com
City <u>Covington</u>	State <u>GA</u>	ZIP Code <u>30014</u>	
Email <u>hadeyrh7@gmail.com</u>	Phone <u>2298817080</u>	Mobile	

Building Info	Size	Color
Style: <u>The Westwood Porch</u>	<b>16x52</b> 7' 5.75" Sidewall Height	Roof <u>G. Town Gray</u>
Roof Material: <u>30 Year Architectural Shingles w/Underlayment</u>		Trim <u>White</u>
Siding <u>Smartside</u>		Siding <u>Navajo White</u>
<b>Portable non-permanent building. No concrete slab required.</b>		

Design Link & Notes  
 Design Link <https://sheddesigner.westwoodsheds.com/?lng=en-US&dealer=3926#9892860d93b5b88d9a6046ac8e757503>

Notes, Comments, Questions Added Transom both sides on back and double door



Description	Quantity	Amount
<b>Structure Details</b>		
Style: The Westwood Porch	1	\$23,051

# FLOORPLAN

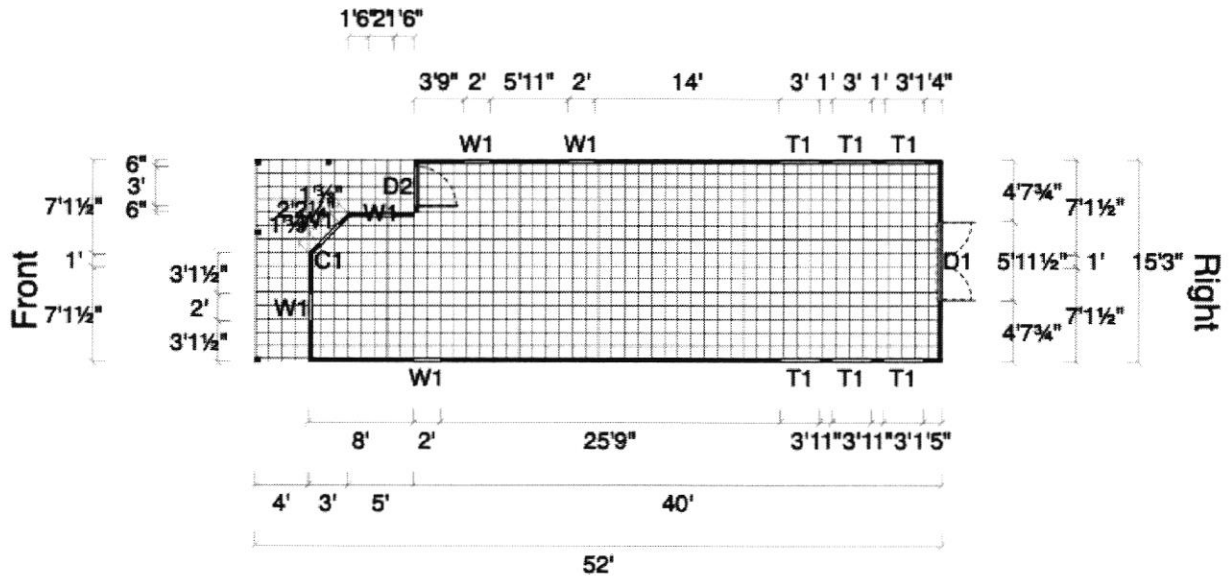


**WESTWOOD  
SHEDS**

*Shed Designer*

SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

## Back



**WESTWOOD  
SHEDS**

*Shed Designer*

SERVING GEORGIA, NORTH CAROLINA, AND SOUTH CAROLINA

## Front

SYMBOL LEGEND			
W1	24"x36" Window	D1	78" Double Fiberglass Slab Door
T1	10"x36" Transom	D2	78" Prehung Door with 9-Lite
C1	Deluxe Porch-Left		Closed Wall

#172772668674989

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED FOR THE TRANSFER OF TITLE.
2. THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING IMPROVEMENTS AND THE PROPOSED IMPROVEMENTS ON THE SUBJECT PROPERTY FOR REZONING.
3. CURRENT ZONING: A1  
PROPOSED ZONING: A

LEGEND	
B/L	= BUILDING LINE
C/L	= CENTERLINE
C&G	= CURB & GUTTER
CTP	= CRIMP TOP PIPE
DE	= DRAINAGE EASEMENT
EP	= EDGE OF PAVEMENT
FFE	= FINISHED FLOOR ELEVATION
FE	= FINERT ELEVATION
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
LL	= LAND LOT
LLL	= LAND LOT LINE
MFFE	= MINIMUM FINISHED FLOOR ELEV.
N/F	= NOW OR FORMERLY
NTS	= NOT TO SCALE
O/P	= OPEN TOP PIPE
P/L	= PROPERTY LINE
RBF	= REBAR PIN FOUND
R/W	= RIGHT OF WAY
SSE	= SANITARY SEWER EASEMENT
SM	= SANITARY SEWER MANHOLE
DWCB	= DOUBLE WING CATCH BASIN
SWCB	= SINGLE WING CATCH BASIN
JB	= JUNCTION BOX
DI	= DRAIN INLET
HW	= HEADWALL
FES	= FLARED END STRUCTURE
PP	= POWER POLE
TH	= FIRE HYDRANT
X	= FENCE
—	= FLOOD LIMITS
—	= SWALE



N/F  
VIRGINIA JONES  
DB. 3211 PG. 394  
PB. 121 PG. 55  
TAX PARCEL C0780099C00  
ZONED A1

24' INGRESS/EGRESS ESMT.  
D.B. 4516, PG. 171  
P.B. 117, PG. 109

**TRACT ONE  
2.000 ACRES**

HADLEY & CLIFFORD SANTOS  
DB. 5289 PG. 50  
PB. 122 PG. 91  
TAX PARCEL C0780099D00  
ZONED A1

PROPOSED  
16' X 52'  
BUILDING

RANDALL & NICOLE GLENN  
DB. 5299 PG. 60  
PB. 122 PG. 91  
TAX PARCEL C0780099E00  
ZONED A1

H.D. ATHA ROAD  
(80' R/W)



2958 HD ATHA ROAD

REZONING EXHIBIT FOR  
**HADLEY & CLIFFORD  
SANTOS**

**NORTHEAST LAND  
SURVEYING, LLC**  
A Georgia Land Surveying Firm # 1240  
P.O. BOX 384  
Braselton, Ga. 30517  
Phone: 678-776-7494

Date: 10/29/24 Land Lot: 89 District: 4th  
County: Walton, Ga. Scale: 1"=60'  
Drawn By: KLC Checked By: CDN  
Date of Field Work: 10/25/24 Job #: 21-129

Sheet No.  
1 of 1

GRAPHIC SCALE 1" = 60'



No.	REVISION	DATE
1		
2		
3		
4		
5		

**BK-128 PG-28-29**  
 Filed and Recorded  
 Nov-26-2024 01:33 PM  
 DOC# 2024 - 000313  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 085068904

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.  
 DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.  
 DATE: 11-20-2024

**HEALTH DEPARTMENT CERTIFICATION:**  
 THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.  
 SIGNED: [Signature]  
 TITLE: EHEM  
 DATE: 11-19-24

**GROUNDWATER RECHARGE CERTIFICATION:**  
 A. NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01  
 B. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02

**ENGINEERS CERTIFICATION:**  
 IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)  
 REGISTERED PROFESSIONAL ENGINEER NO: 26703  
 DATE: 11/19/2024

**CARTER ENGINEERING CONSULTANTS, INC.**  
 1010 COMMERCE DR.  
 BOGART, GA 30622  
 P: 770.725.1200  
 F: 770.725.1204  
 WWW.CARTERENGINEERING.COM

CLERK OF THE SUPERIOR COURT  
 RECORDING INFORMATION

Line #	LENGTH	DIRECTION
L1	106.96	N41° 37' 05"W
L2	49.95	N42° 42' 10"W
L3	53.75	N60° 57' 45"E
L4	23.33	N60° 21' 20"E
L5	29.84	N61° 07' 55"E
L6	72.00	N61° 07' 55"E
L7	12.13	N62° 54' 30"E
L8	83.12	N65° 04' 15"E
L9	59.91	N59° 16' 15"E
L10	66.84	N51° 23' 05"E
L11	44.86	N33° 03' 01"W
L12	48.49	N29° 26' 19"W
L13	33.31	N29° 51' 58"W
L14	53.40	N29° 58' 48"W
L15	72.55	S33° 40' 02"E
L16	78.34	S34° 08' 28"E
L17	40.00	N33° 40' 02"W
L18	83.49	N56° 34' 03"E
L19	10.00	S33° 03' 01"E
L20	60.57	N40° 56' 15"W

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	18.98	12.00	S11° 38' 29"W	17.06
C2	77.51	60.00	S56° 39' 35"E	72.23
C3	70.94	60.00	S14° 13' 14"W	66.88
C4	67.31	60.00	S80° 13' 56"W	63.84
C5	98.40	60.00	N20° 38' 54"W	87.74
C6	18.72	12.00	N78° 21' 31"W	16.88
C7	156.85	60.00	S71° 45' 51"W	115.85
C8	144.93	60.00	N35° 51' 10"E	112.18

**CERTIFICATION OF WATER SYSTEM**  
 THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.  
 DIRECTOR, WALTON COUNTY WATER DEPT.  
 DATE: 11/20/24

**CERTIFICATION OF WALTON COUNTY FIRE DEPARTMENT**  
 THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.  
 WALTON COUNTY FIRE DEPARTMENT  
 DATE: 11/19/24

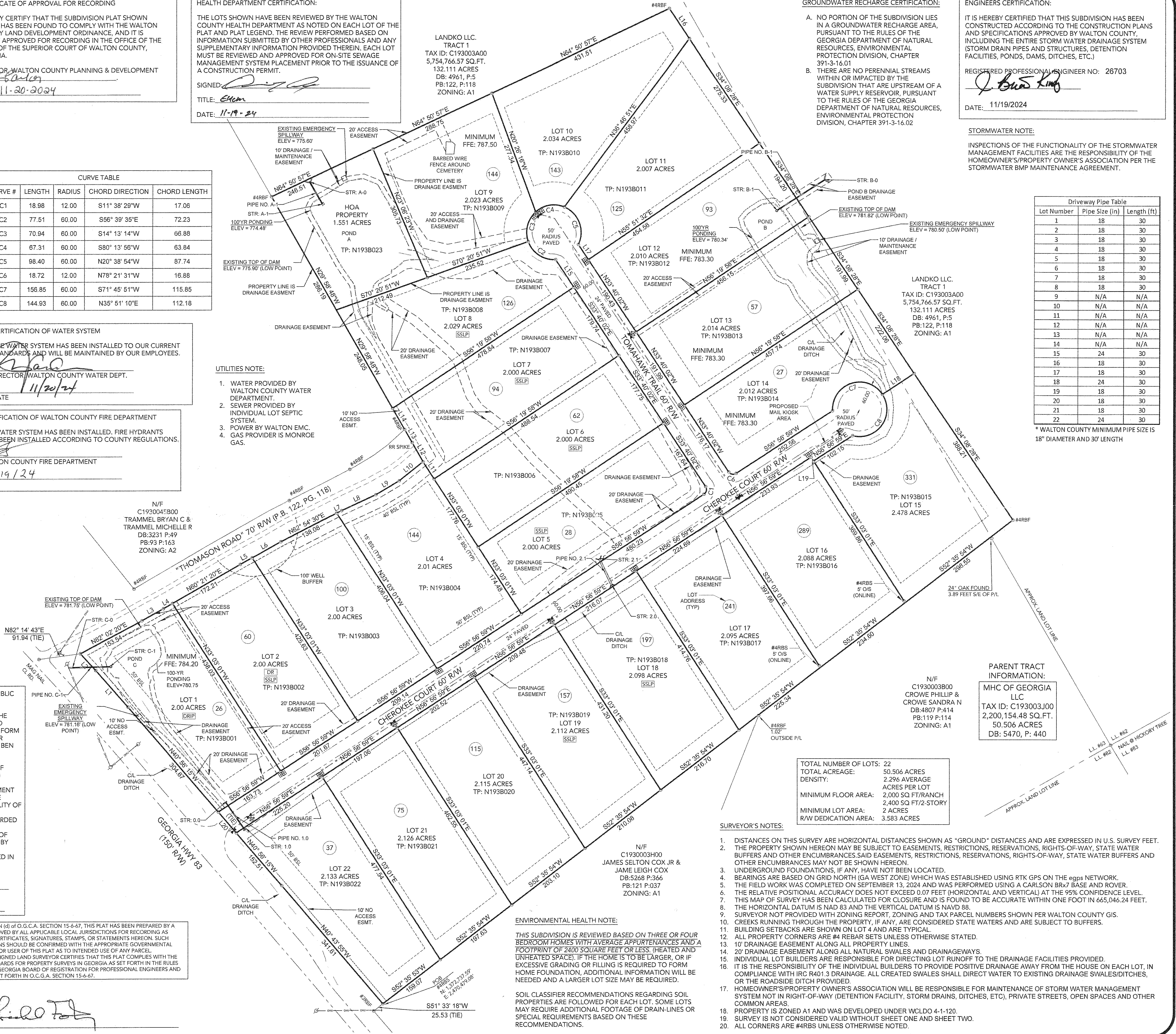
**SURVEYOR'S CERTIFICATION**  
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.  
 GEORGIA REGISTERED LAND SURVEYOR  
 3346 NUMBER  
 09-16-2024 DATE

**OWNER ACKNOWLEDGMENT OF DEDICATION FOR PUBLIC STREETS:**  
 I (OR WE), MHC OF GEORGIA LLC, THE OWNER(S) OF THE LAND ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (OR WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.  
 THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.  
 COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK 5521 AND PAGE 31-33.  
 THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.  
 STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 5330 AND PAGE 338.  
 OWNER OR AGENT: [Signature]  
 DATE: 11/19/2024

AS REQUIRED BY SUBSECTION (b) of O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN 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 15-6-47.

**UTILITIES NOTE:**  
 1. WATER PROVIDED BY WALTON COUNTY WATER DEPARTMENT.  
 2. SEWER PROVIDED BY INDIVIDUAL LOT SEPTIC SYSTEM.  
 3. POWER BY WALTON EMC.  
 4. GAS PROVIDER IS MONROE GAS.

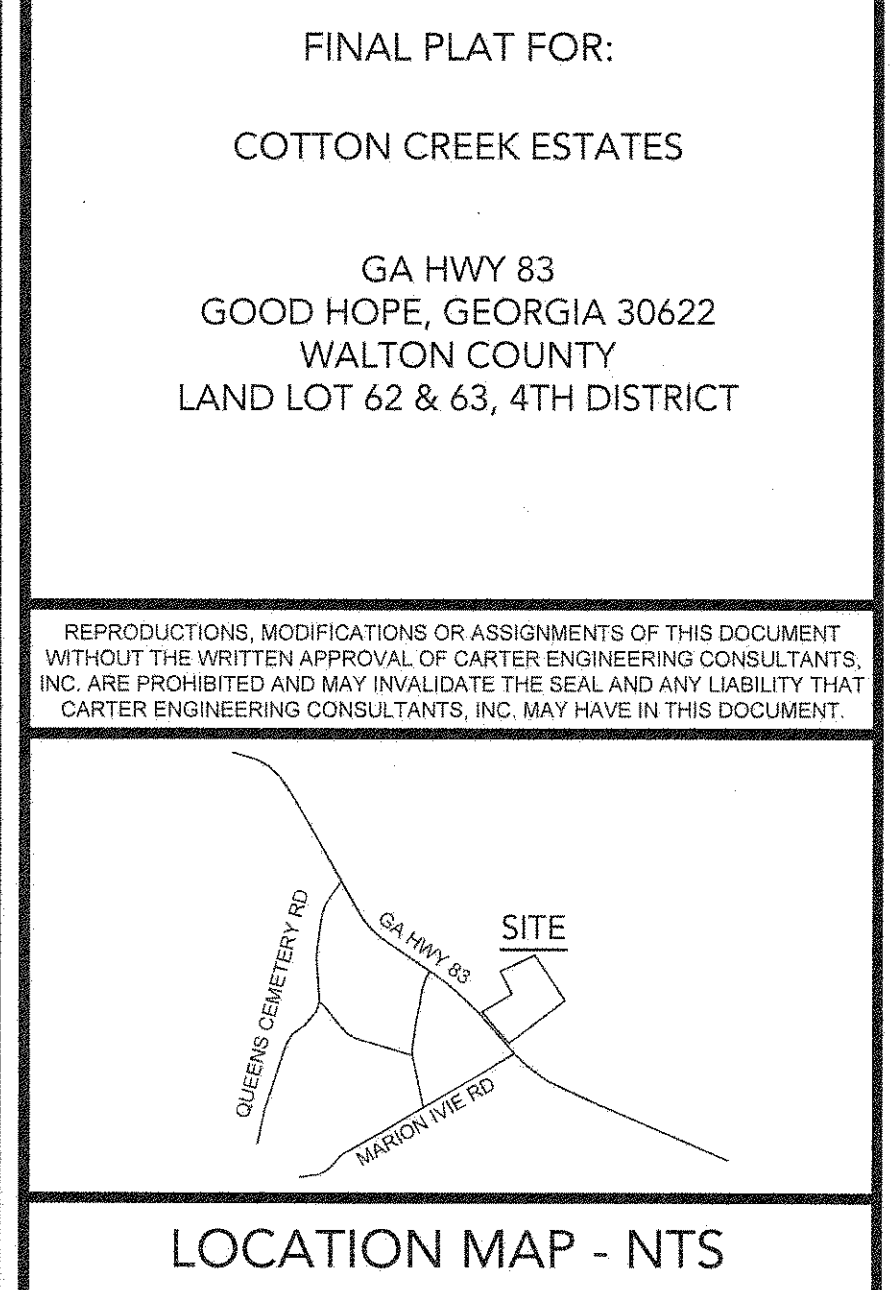
**ENVIRONMENTAL HEALTH NOTE:**  
 THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APURTANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.  
 SOIL CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAIN-LINES OR SPECIAL REQUIREMENTS BASED ON THESE RECOMMENDATIONS.



**Driveway Pipe Table**

Lot Number	Pipe Size (in)	Length (ft)
1	18	30
2	18	30
3	18	30
4	18	30
5	18	30
6	18	30
7	18	30
8	18	30
9	N/A	N/A
10	N/A	N/A
11	N/A	N/A
12	N/A	N/A
13	N/A	N/A
14	N/A	N/A
15	24	30
16	18	30
17	18	30
18	24	30
19	18	30
20	18	30
21	18	30
22	24	30

\* WALTON COUNTY MINIMUM PIPE SIZE IS 18" DIAMETER AND 30' LENGTH



**LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

A/C	ARC LENGTH	⬇	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	⬆	BENCH MARK/CONTROL POINT
B/S	BUILDING SETBACK LINE	⬆	BOLLARD
C/L	CENTERLINE	⬆	BURIED CABLE POST
CM	CONCRETE MONUMENT	⊙	CABLE TV FEDESTAL
CMP	CORRUGATED METAL PIPE	⊙	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	⊙	CATCH BASIN (DOUBLE WING)
COV	COVERED	⊙	CHAIN LINK FENCE
DR	DEED BOOK	⊙	ELECTRIC BOX
DIP	DIP EMITTER STYLE SYSTEM	⊙	ELECTRIC MANHOLE
DIP	DUCTILE IRON PIPE	⊙	ELECTRIC METER
DW/CB	DOUBLE WING CATCH BASIN	⊙	ELECTRIC FEDESTAL
ENCR	ENCROACHMENT	⊙	FIRE DISCONNECT
E/P	EDGE OF PAVEMENT	⊙	FIRE HYDRANT
ESMT	EASEMENT	⊙	GAS BOX
FT	ELECTRIC TRANSFORMER	⊙	GAS LINE (BURIED)
FES	FLARED END SECTION	⊙	GAS METER
FD	FOUND	⊙	GAS POST
FFE	FINISHED FLOOR ELEVATION	⊙	GAS VALVE
HDP/E	HIGH DENSITY POLYETHYLENE	⊙	GAS VENT STACK
INVT	INVERT ELEVATION	⊙	GATEWAY VALVE
IP	IRON PIPE	⊙	GREASE TRAP MH
M	MEASUREMENT	⊙	GUYANCHOR
MH	MANHOLE	⊙	IRRIGATION CONTROL VALVE
N/F	NOW OR FORMERLY	⊙	METAL LIGHT POLE
NTS	NOT TO SCALE	⊙	OVERHEAD UTILITIES
PH	PHONE LINE (BURIED)	⊙	PHONE LINE (BURIED)
PDI	FEDESTAL DROP INLET	⊙	POWER (BURIED)
PG	PAGE	⊙	POWER POLE
POB	POINT OF BEGINNING	⊙	SANITARY SEWER CLEAN-OUT
POC	POINT OF COMMENCEMENT	⊙	SS LINE (BURIED)
PVC	POLYVINYL CHLORIDE	⊙	SANITARY SEWER MANHOLE
R	RADIAL/RADIUS	⊙	SIGN
RCP	REINFORCED CONCRETE PIPE	⊙	STORM SEWER MANHOLE
RAW	RIGHT-OF-WAY	⊙	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	⊙	STREET/PARKING LIGHT
SWCB	SINGLE WING CATCH BASIN	⊙	STUB (UNKNOWN)
SS	SANITARY SEWER	⊙	TELEPHONE FEDESTAL
SSLP	SEPTIC SYSTEM LOCATION PLAN	⊙	TRAFFIC SIGNAL BOX
SSMH	SANITARY SEWER MANHOLE	⊙	WATER LINE (BURIED)
T/P	TAX PARCEL	⊙	WATER METER
TYP	TYPICAL	⊙	WATER VALVE
WI	WEIR INLET	⊙	WOOD LIGHT POLE
PKNF	PK NAIL FOUND	⊙	PK NAIL SET
PKNS	PK NAIL SET	⊙	5" X 5" ROW MONUMENT FOUND

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 130185, MAP NUMBER 13207C0165E, DATED DECEMBER 15, 2022.

**DATE PREPARED:** 09-16-2024  
**PROJECT #:** 24001MHCG  
**DRAWN BY:** JCW

**REVISIONS:**  
 ADD ENVIRONMENTAL HEALTH NOTES 09-26-2024  
 ADDRESS COUNTY COMMENTS 10-16-2024  
 ADDRESS COUNTY COMMENTS 10-22-2024  
 ADDRESS COUNTY COMMENTS 11-14-2024  
 CHANGE SUBJECT TRACT N/F 11-19-2024

**GRAPHIC SCALE**  
 SCALE: 1" = 100'

**SHEET #**  
 1

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES



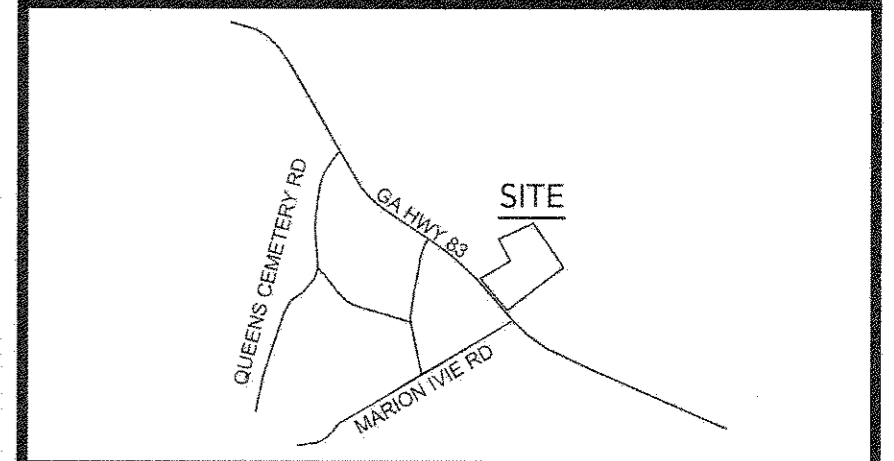
**CARTER ENGINEERING CONSULTANTS, INC.**  
1010 COMMERCE DR.  
BOGART, GA 30622

P: 770.725.1200  
F: 770.725.1204  
WWW.CARTERENGINEERING.COM

FINAL PLAT FOR:  
**COTTON CREEK ESTATES**

GA HWY 83  
GOOD HOPE, GEORGIA 30622  
WALTON COUNTY  
LAND LOT 62 & 63, 4TH DISTRICT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



**LOCATION MAP - NTS**

**LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

A	ARC LENGTH	⬤	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	⬤	BENCHMARK/CONTROL
BS	BUILDING SETBACK LINE	⬤	ISOLAND
CL	CENTERLINE	⬤	BURIED CABLE POST
CM	CONCRETE MONUMENT	⬤	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	⬤	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	⬤	CATCH BASIN (DOUBLE WING)
COV	COVERED	⬤	CHAIN LINK FENCE
DB	DEED BOOK	⬤	ELECTRIC BOX
DE	ORANGE GASSMENT	⬤	ELECTRIC MANHOLE
DIP	DUCTILE IRON PIPE	⬤	ELECTRIC METER
DWCB	DOUBLE WING CATCH BASIN	⬤	ELECTRIC PEDESTAL
ENCR	ENCROACHMENT	⬤	FIRE DISCONNECT
EAP	EDGE OF PAVEMENT	⬤	FIRE HYDRANT
ESMT	EASEMENT	⬤	GAS BOX
ET	ELECTRIC TRANSFORMER	⬤	GAS LINE (BURIED)
FES	FLASHED END SECTION	⬤	GAS METER
FE	FINISHED FLOOR ELEVATION	⬤	GAS POST
HDP	HIGH DENSITY POLYETHYLENE	⬤	GAS VALVE
IE	INVERT ELEVATION	⬤	GAS VENT STACK
IP	IRON PIPE	⬤	GATEWATER VALVE
M	MEASURED	⬤	GREASE TRAP MH
MH	MANHOLE	⬤	GUY/ANCHOR
N/F	NOW OR FORMERLY	⬤	IRRIGATION CONTROL VALVE
NTS	NOT TO SCALE	⬤	METAL LIGHT POLE
OS	OFFSET	⬤	OVERHEAD UTILITIES
PE	PLAY BOOK	⬤	PHONE LINE (BURIED)
PDI	PEDESTAL DROP INLET	⬤	POWER (BURIED)
PG	PAGE	⬤	POWER POLE
POB	POINT OF BEGINNING	⬤	SANITARY SEWER CLEAN-OUT
POC	POINT OF COMMENCEMENT	⬤	SS LINE (BURIED)
PVC	POLYVINYL CHLORIDE	⬤	SANITARY SEWER MANHOLE
R	RADIAL/RADIUS	⬤	SIGN
RCP	REINFORCED CONCRETE PIPE	⬤	STORM SEWER MANHOLE
R/W	RIGHT-OF-WAY	⬤	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	⬤	STUB (UNKNOWN)
SWCB	SINGLE WING CATCH BASIN	⬤	TELEPHONE PEDESTAL
SS	SANITARY SEWER	⬤	TRAFFIC SIGNAL BOX
SSMH	SANITARY SEWER MANHOLE	⬤	WATER LINE (BURIED)
TYP	TYPICAL	⬤	WATER METER
UE	UTILITY EASEMENT	⬤	WATER VALVE
WI	WEIR INLET	⬤	WOOD FENCE
3/4" OTF	3/4" OPEN TOP PIPE FOUND	⬤	WOOD LIGHT POLE
#4RB	1/2" REBAR FOUND	⬤	PKNS
#4RS	1/2" REBAR SET	⬤	PKNS
PKNF	PK NAIL FOUND	⬤	5"X5" RW MONUMENT FOUND

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

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**DATE PREPARED:**  
09-16-2024

**PROJECT #:**  
24001MHC

**DRAWN BY:** JCW

**GRID NORTH - GA WEST**

REVISIONS:	DATE:
ADD ENVIRONMENTAL HEALTH NOTES	09-26-2024
ADDRESS COUNTY COMMENTS	10-16-2024
ADDRESS COUNTY COMMENTS	10-22-2024
ADDRESS COUNTY COMMENTS	11-14-2024
CHANGE SUBJECT TRACT N/F	11-19-2024

**GRAPHIC SCALE**

0' 50' 100' 200' 300'

SCALE: 1" = 100'

**SHEET #**  
2

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

STORMSEWER PIPE TABLE						
Entrance Culvert						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
1.0	24" Ø	72.00'	782.72 (STR. 0.0)	783.34 (STR. 1.0)	0.86%	24 inch RCP

STORMSEWER PIPE TABLE						
Pond A Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
A-1	24" Ø	58.01'	786.07 (STR. A-0)	788.02 (STR. A-1)	3.02%	24 inch HOPE

STORMSEWER PIPE TABLE						
Pond B Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
B-1	24" Ø	124.47'	772.85 (STR. B-0)	778.32 (STR. B-1)	3.04%	24 inch HOPE

STORMSEWER PIPE TABLE						
Pond C Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
C-1	24" Ø	81.79'	775.37 (STR. C-0)	778.18 (STR. C-1)	0.87%	24 inch CMP

STORMSEWER PIPE TABLE						
Cherokee Court Culvert						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
2.1	42" Ø	63.84'	784.07 (STR. 2.1)	784.49 (STR. 2.0)	0.78%	42 inch RCP

STORMSEWER STRUCTURE TABLE			
Entrance Culvert			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
0.0	RM I/L = 784.50 RM N = 782.72 (PIPE NO. 1.0)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall
1.0	RM I/L = 781.91 RM OUT = 783.34 (PIPE NO. 1.0)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall

STORMSEWER STRUCTURE TABLE			
Pond A Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
A-0	RM I/L = 786.07 RM N = 786.02 (PIPE NO. A-1)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall
A-1	RM I/L = 784.88 RM OUT = 784.02 (PIPE NO. A-1)	3.82'	STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Pond B Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
B-0	RM I/L = 775.87 RM N = 772.85 (PIPE NO. B-1)	4.00'	STRUCTURE SIZE = 48" STRUCTURE TYPE: 48 inch Cylindrical Structure
B-1	RM I/L = 780.25 RM OUT = 778.32 (PIPE NO. B-1)	3.89'	STRUCTURE SIZE = 48" STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Pond C Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
C-0	RM I/L = 777.12 RM N = 775.37 (PIPE NO. C-1)	1.73'	STRUCTURE SIZE = 18" STRUCTURE TYPE: Concrete Frame
C-1	RM I/L = 780.24 RM OUT = 778.18 (PIPE NO. C-1)	4.00'	STRUCTURE SIZE = 48" STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Cherokee Court Culvert			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
2.0	RM I/L = 780.24 RM OUT = 784.49 (PIPE NO. 2.1)	9' 0"	STRUCTURE SIZE = 42" STRUCTURE TYPE: 42" HW
2.1	RM I/L = 784.79 RM N = 784.07 (PIPE NO. 2.1)	0' 0"	STRUCTURE SIZE = 42" STRUCTURE TYPE: 42" HW

MUNICIPAL SERVICES | LAND SURVEYING | LAND PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING



# Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **January 7, 2025**

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

If so, When?

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the following Subdivison: Cotton Creek Estates**

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

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

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

Additional Documentation Attached? **Yes Plat Attached**

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

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

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

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

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

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

Budget information attached? **N/A**

Comments: **N/A**

---

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

# Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **January 7, 2025**

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

If so, When?

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the following Subdivison: Riverwalk**

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

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

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

Additional Documentation Attached? **Yes Plat Attached**

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

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

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

Budget information attached? **N/A**

Comments: **N/A**

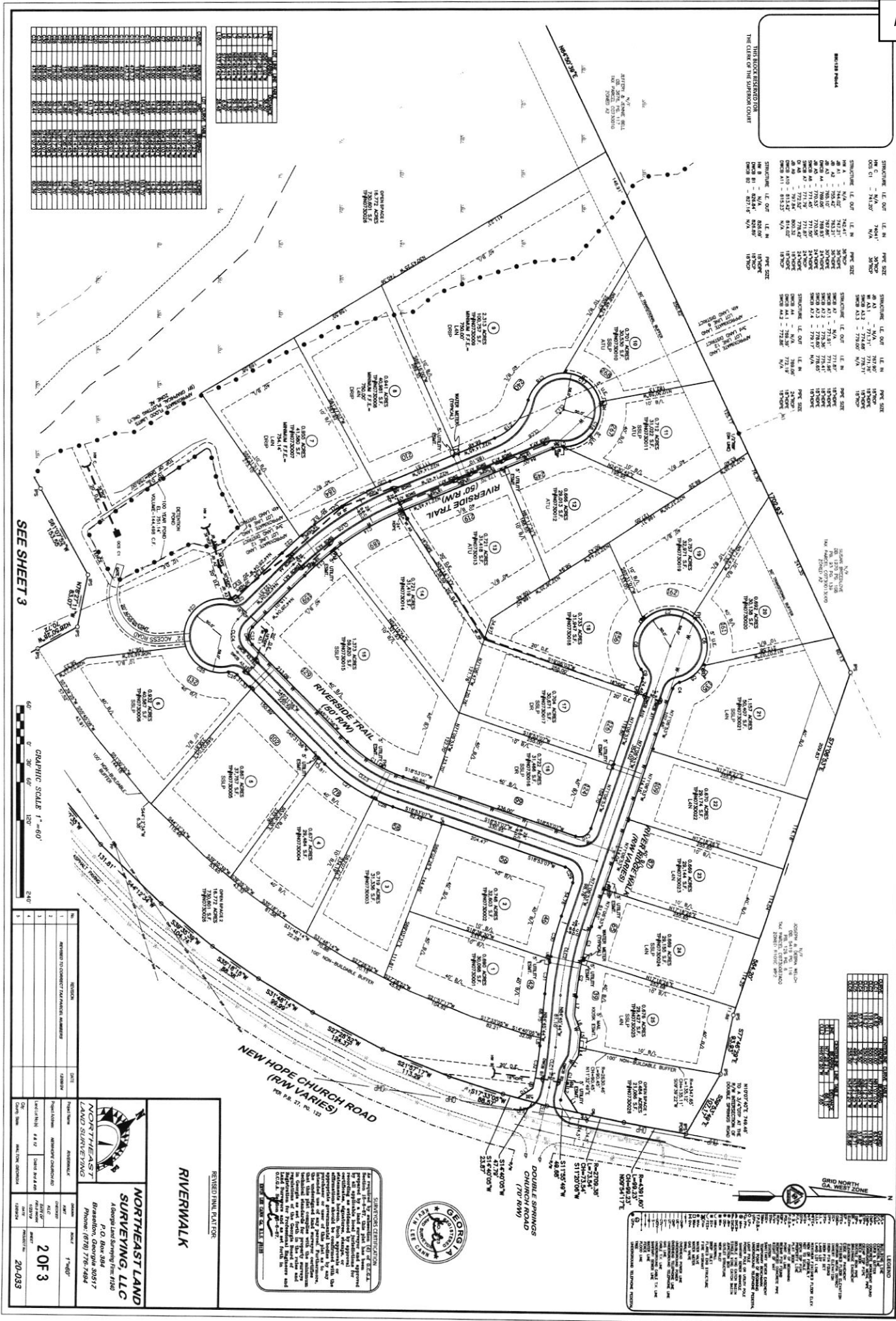
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Purchasing Department Comments:

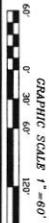
County Attorney Comments:

Chairman's Comments:





SEE SHEET 3



NO.	REVISION	DATE
1	ADDED TO CORRECT PLAN NUMBER	1/20/03
2		
3		
4		
5		

**NORTHEAST LAND SURVEYING**

4600 Old Atlanta Road  
 Atlanta, Georgia 30317  
 Phone: (404) 776-7494

**RIVERWALK**

REPLINED FINAL PLAN FOR

**NORTHEAST LAND SURVEYING, LLC**

A Georgia Land Surveying Firm #186

P. O. Box 384  
 Braselton, Georgia 30517  
 Phone: (878) 776-7494

20F3

20-033

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.



THE ROCK EXISTENCE POINT  
 THE CENTER OF THE SUBDIVISION REPORT

STATIONING	LINE OF	LINE	PERCENT	STATIONING	LINE OF	LINE	PERCENT
10+00	N 45° 00' 00" W	740.01'	30.00%	10+00	N 45° 00' 00" W	740.01'	30.00%
10+00	S 45° 00' 00" E	740.01'	30.00%	10+00	S 45° 00' 00" E	740.01'	30.00%
10+00	N 45° 00' 00" W	740.01'	30.00%	10+00	N 45° 00' 00" W	740.01'	30.00%
10+00	S 45° 00' 00" E	740.01'	30.00%	10+00	S 45° 00' 00" E	740.01'	30.00%

GRID NORTH  
 GA WEST ZONE

UTM	ZONE	EASTING	NORTHING
18	18N	500000	1600000
18	18N	500000	1600000
18	18N	500000	1600000
18	18N	500000	1600000

**LEGEND**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

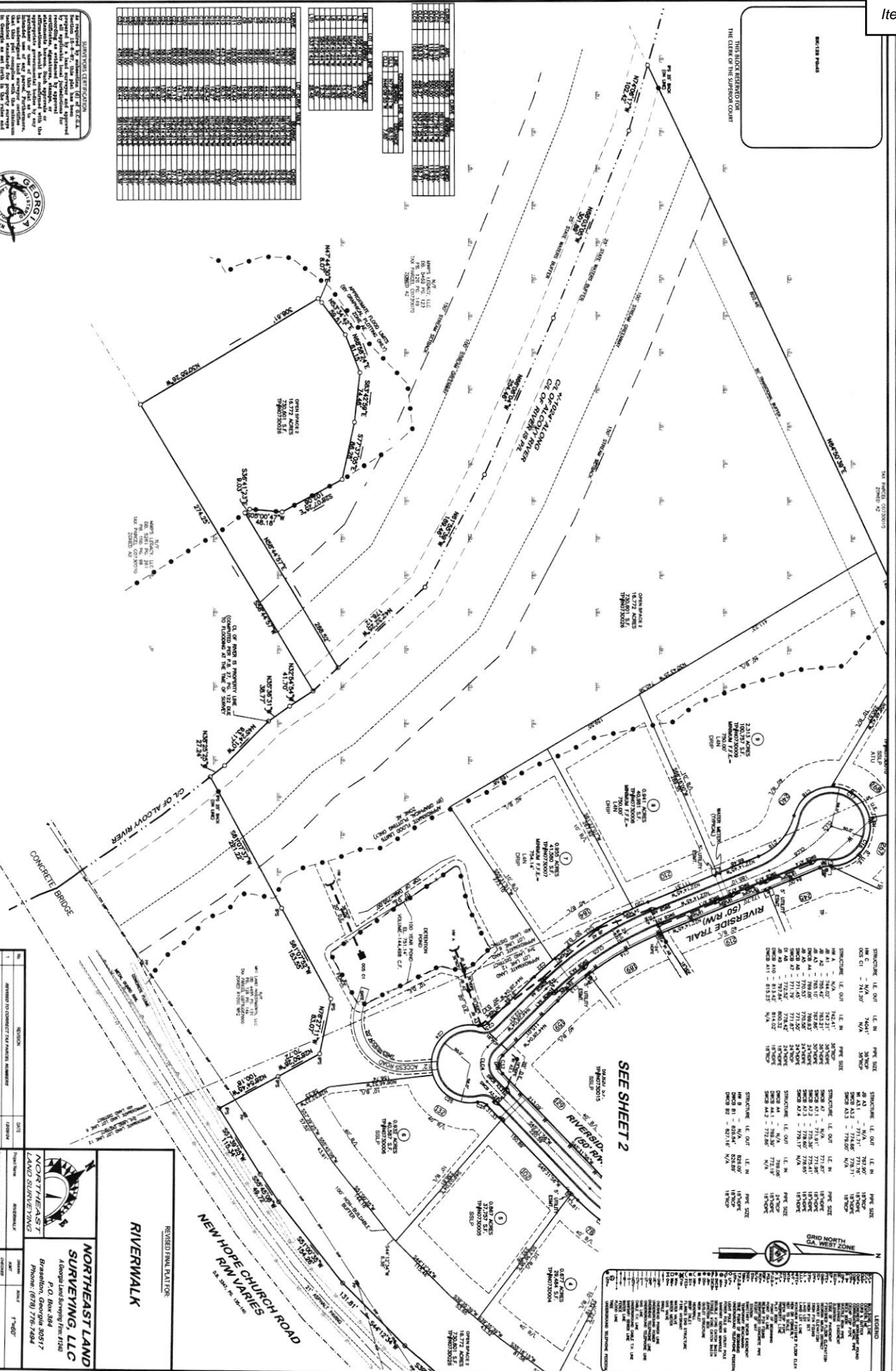
5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

THE REPRESENTATIVE  
THE CLERK OF THE SUPERIOR COURT

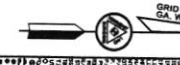
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**UNIVERSITY CERTIFICATION**  
I, **DAVID S. WILSON**, State of Georgia, Licensed Professional Surveyor, No. 1177, do hereby certify that the above is a true and correct copy of the original as recorded in the Public Records of the County of DeKalb, Georgia. My Commission Expires on 03/31/2025.  
DAVID S. WILSON, Licensed Professional Surveyor, No. 1177



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SEE SHEET 2

**RIVERWALK**  
REBUILT PAL PATIOL

**NORTHEAST LAND SURVEYING, LLC**  
A Georgia Land Surveying Firm (8180)  
P.O. Box 384  
Boswell, Georgia 30517  
Phone: (678) 778-7084

NO. 1	...	...	...	...
NO. 2	...	...	...	...
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DATE: 03/31/2025  
SCALE: 1" = 60'

December 3, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, December 3, 2024 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, 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.

**PRESENTATIONS**

County Manager John Ward recognized the following retirees and thanked them for their service to Walton County: Sheriff Joe Chapman, Commissioner Mark Banks, Judge Joseph Rhymer, Marlene Batchelor, John Minton, Dwayne Grayer and Dwight Dunham.

**MEETING OPENING**

Chairman Thompson called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

**ADOPTION OF AGENDA**

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

**EXECUTIVE SESSION**

*Motion: At 6:06 p.m., Commissioner Bradford made a motion to enter into Executive Session to discuss a real estate matter and personnel. Commissioner Warren seconded the motion and all voted in favor.*

*Motion: At 6:18 p.m., Commissioner Warren made a motion, seconded by Commissioner Banks to return to regular session. All voted in favor.*

*Motion: Commissioner Banks made a motion to add the purchase of property to the agenda. Commissioner Adams seconded the motion; voted and carried unanimously.*

*Motion: Commissioner Shelnett made a motion to purchase 4.46 acres and a home located at 600 Baker Street in the amount of \$850,000.00. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford abstained. The motion carried.*

**DISCUSSION**

## County Manager's Report/Update

County Manager John Ward gave an update on The Grove Park and advised the Board of a future need for a change proposal due to new rock estimations.

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of Z24100003 with conditions - Rezone 14.00 acres from A1/A2 to B3 for commercial parking - Applicant/Owner: Dennis McMillan - Property located at 1203 Old Monroe Madison Hwy (Hwy. 11 Bypass) - Map/Parcel C1670104B00 - District 4

*Conditions: Entrance to be off the bypass and follow recent guidelines that have been approved for outdoor storage of commercial vehicles.*

Chairman Thompson opened a public hearing on the matter. David Elder spoke in favor on behalf of the applicant. The new Monroe bypass will divide his pasture in half and he would like to rent spaces for commercial parking of boats, RV's and tractor trailers. Mr. Elder stated that there would be a 100 ft. buffer around the cemetery located on the property and it would be outside of the fenced parking area. Lee Dillard spoke in opposition citing his concerns for security of neighboring property and water run-off. In rebuttal, David Elder stated that they would be required to abide by storm water management guidelines. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Bradford made a motion to approve per the Planning Commission recommendation with the exception of not allowing tractor trailers until the bypass is open and that the Board would revisit if the land use map designation becomes Hwy. Corridor. The motion died for lack of a second.*

**Motion:** *Chairman Thompson made a motion to approve as recommended by the Planning Commission. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnutt, Adams and Dixon voted in favor with Commissioner Bradford opposing the motion. The motion carried 6-1.*

Approval of LU24100004 and Z24100005 with conditions - Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility - Applicant: James White/Owner: James & Glenda White - Property located at 2680 Hwy. 81 & Gum Creek Church Rd/Map/Parcel C0490024 - District 2

*Conditions: The recommendations from Public Works to be followed which are: a traffic study be completed to evaluate the need for a possible center-turn lane due to volume and entrance location related to site distance and safety concerns on Gum Creek Church Road and a DeCell Lane and a A-cell taper to be installed.*

Chairman Thompson opened a public hearing on the matter. Niles Davis and James White spoke

in favor. Mr. Niles stated that an indoor training facility is needed for competitive kids that are needing to travel to Gwinnett or Oconee County to train and that the facility would be something positive. Mr. White stated the training facility would be approximately 20,000 sq. ft. with 90 parking spaces and retail space with 36 parking spaces for White’s Pools. Susan Boyette spoke in opposition to the entrance being on Gum Creek Road and not Claude Brewer Road. In rebuttal, Mr. White stated he would have to cut through 40 acres to get an entrance from Claude Brewer Road. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to approve per the Planning Commission recommendations. Commissioner Warren seconded the motion; voted and carried unanimously.*

Denial of Z24100006 with stipulations - Rezone 2.40 acres from A2 to B2 for industrial building to lease - Applicant: Rich Wade/Owner: Wade Nation, LLC - Property located on 2384 Hwy. 278 - Map/Parcel C1580022 - District 4

*Stipulations: A new application cannot be made until all citations have been paid and all code violations are addressed. The Board of Commissioners can waive applying for a new application once the property is cleaned up. Property owner has one month to have the property cleaned up.*

Chairman Thompson opened a public hearing on the matter. Cole Inman spoke in favor. He stated there would be a steel building, 10,00 sq. ft with one acre paved parking for rental use. He further stated that Mr. Wade had purchased the property a year ago and had a squatter on the property so a dispossessory action had to be issued. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Bradford made a motion to approve with the stipulations specified by the Planning Commission. The motion died for lack of a second.*

**Motion:** *Commissioner Dixon made a motion to table a vote on the matter for 60 days to allow all issues to be resolved. Commissioner Shelnett seconded the motion and all voted in favor.*

**PLANNING & DEVELOPMENT**

Ordinance Amendment - Occupation Tax

**Motion:** *Commissioner Adams made a motion to approve the Occupation Tax Amendment to allow for renewal every 12 months instead of renewing on January 1<sup>st</sup> of each year. Commissioner Shelnett seconded the motion; voted and carried unanimously.*

Annexation Request - City of Social Circle - Amber Stapp Studdard Road

Planning Director Charna Parker and Development Authority Director Shane Short presented the annexation request. Shane Short stated that the request is for development of a data center which will be a 1.7-billion-dollar investment.

**Motion:** *Chairman Thompson made a motion to approve the annexation request with the*



*exception of the residential lot with agreements in regard to road maintenance and the entrance to be off of the bypass. Commissioner Bradford seconded the motion; voted and carried unanimously.*

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of November 5, 2024 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25,000 or Greater
3. Declaration of Surplus
4. Ratification of Actions taken by WCWSA on November 19, 2024
5. Proposed 2025 Meeting Calendar
6. Proposed Budget Calendar FY26
7. IGA - Construction of New Azalea Regional Library - City of Loganville
8. Agreement - Southeast Corrections Probation Services - Probate Court
9. Agreement - Southeast Corrections Probation Services - Magistrate Court

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

## **RESOLUTIONS**

Resolution of the Board of Commissioners of Walton County to approve a local supplement to the salary of the incoming Walton County Sheriff and providing for longevity and cost of living adjustments with respect thereto.

***Motion:*** Commissioner Adams made a motion seconded by Commissioner Bradford to adopt the Resolution approving the supplement of the incoming Sheriff. All voted in favor.

Georgia First Responder PTSD Program Application/Agreement/Resolution/Cost Proposal

***Motion:*** Commissioner Adams made a motion to adopt the Resolution and to approve the PTSD application, agreement, and cost proposal in the amount of \$53,624.00 per the State mandate. Commissioner Bradford seconded the motion. All voted in favor.

## **CONTRACTS**

County Manager John Ward presented the following Change Proposals for The Grove Park totaling \$125,225.76.

The Grove Park - Change Proposal #3 - Monument Sign Scope Removal

The Grove Park - Change Proposal #5 - Building C PVC Soda Line (Credit)

The Grove Park - Change Proposal #9 - Building J VE Permit Change

The Grove Park - Change Proposal #12 - Building Exterior Waterproofing Membrane Rev. 2

The Grove Park - Change Proposal #16 - Building J Storage Room/Tools Closet Framing Change

The Grove Park - Change Proposal #19 - CCTV and AV Allowance Coverage

***Motion:** Commissioner Adam made a motion to approve Change Proposals #3, #5, #9, #12, #16 and #19. Commissioner Warren seconded the motion and all voted in favor.*

**ACCEPTANCE OF BIDS/PROPOSALS**

Facilities Director Hank Shirley presented the proposals.

Roof Replacement - Nowell Gymnasium

***Motion:** Commissioner Banks made a motion, seconded by Commissioner Dixon to accept the proposal from Dusty Greer Roofing in the amount of \$110,948.00. All voted in favor.*

**ADJOURNMENT**

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:33 p.m.*

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

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

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

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

January 7, 2025

Department	Fund	Description	Payee	Amount
<b>Budget Year FY 25</b>				
	100	Premium for January 2025-For the Record	One America	\$ 37,241.08
	Various	Replenish Funds In Workers Comp-For the Record	Walton Co BOC	\$ 248,905.00
	Various	Replenish Funds In Workers Comp-For the Record	Walton Co BOC	\$ 55,881.00
	Various	Security Camera Converstion	Atlanta Access Controls, Inc	\$ 106,885.37
<b>Finance</b>				
	1510 100	Annual & Compliance Audit FY24	Mauldin & Jenkins	\$ 21,100.00
<b>Law</b>				
	1530 100	General Legal Fees-For the Record	Atkinson Feruson LLC	\$ 26,313.07
<b>Jail</b>				
	3325 100	Housed Out Inmates-November 2024	Barrow Co Board of Commissioners	\$ 62,535.00
	3325 100	Inmate Medical Specialty Care	Correct Health	\$ 87,451.21
	3325 100	Inmate Medical-February 2025	Correct Health	\$ 184,305.01
	3325 100	Inmate Meals-November 2024	Kimble's Food By Design	\$ 79,088.60
<b>Splost 2013</b>				
	3325.13 322	Jail Access Road- For the Record	Precision Planning Inc	\$ 3,480.00
	3325.13 322	Temp Construction Road-For the Record	ER Snell Contractor Inc.	\$ 50,853.53
<b>Jail Bond 2021</b>				
	3325.22 315	Arbitrage Rebate Services-For the Record	Bingham ARS, Inc	\$ 850.00
	3325.22 315	Engineering Services October-For the Record	McCarthy Barnsley II	\$ 4,949,916.90
	3325.22 315	Morgue Equipment-For the Record	Mobimedical	\$ 88,771.16
<b>Coroner</b>				
	3700 100	2024 Ford F-150 Super Crew	Loganville Ford	\$ 41,033.81
<b>Comm/E-911</b>				
	3810 100	2024 Ford Edge	Loganville Ford	\$ 31,822.81

Department	Fund	Description	Payee	Amount
<b>Water</b>				
	4446 507	Water and Testing - <i>For the Record</i>	Cornish Creek Water Fund	\$ 175,274.00
<b>Parks &amp; Rec</b>				
	6220 100	West Walton Parking Lot Addition	Heidelberg Materials Southeast AGG	\$ 40,000.00
<b>The Grove 2023</b>				
	6220.23 338	Construction Phase November- <i>For the Record</i>	Ascension Program Management, LLC	\$ 7,020.00
	6220.23 338	Audio Visual Equipment	DCR Media and Systems, Inc	\$ 193,032.97
	6220.23 338	October 2024 Services- <i>For the Record</i>	Hixson Consultants, Inc	\$ 586.75
	6220.23 338	Grove Park Utility Inspections- <i>For the Record</i>	Precision Planning Inc	\$ 889.19
	6220.23 338	Construction Services for October- <i>For the Record</i>	Reeves Young LLC	\$ 2,520,029.31
<b>Planning &amp; Zoning</b>				
	7400 100	Business license, code enforcement, planning & zoning, permitting, mapping	CivicPlus LLC	\$ 41,500.00
<b>HLC Water Treatment Facility</b>				
	504	Professional Engineering- <i>For the Record</i>	Engineering Strategies Inc	\$ 9,822.50
	504	Professional Engineering - <i>For the Record</i>	Jacob's Engineering	\$ 40,194.22
	504	HLC Management- <i>For the Record</i>	Precision Planning	\$ 14,740.23
<b>Hard Labor Creek</b>				
	4405 508	Daily monitoring of traps & removal of animals- <i>For the Record</i>	Alan D Barton	\$ 2,250.00
	4405 508	HLC O&M Fees- <i>For the Record</i>	Precision Planning Inc	\$ 1,813.75
	508	Arbitrage Rebate Calc & Excess Inv Yield- <i>For the Record</i>	Bingham ARS, Inc	\$ 900.00
	508	HLC Management- <i>For the Record</i>	Precision Planning Inc	\$ 1,538.58
				\$9,126,025.05

# Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **January 7, 2025**

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

If so, When?

TOPIC: **Surplus**

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

This Request: Informational Purposes Only

Needs Action by Commissioners\* **Yes**

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

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

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

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

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

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

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

Approved in current budget?

Budget information attached?

Comments:

---

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

**Walton County Miscellaneous Surplus**

Items released as County Surplus Property on the 7th of January, 2025.

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
3	Finance	Electric Staplers	
1	Finance	Two-hole puncher	
1	Finance	Regular stapler	
3	Finance	Computer Mouses	
2	Finance	Computer Keyboard	
1	Finance	Plastic Day Calendar Holder	
1	Finance	Mouse Pad	
1	Juvenile	Small Plastic Table set (1 table, 2 chairs)	
1	Sheriff's Office	1998 Ford F-150	1FTRF1763WNC27684
12	District Attorney	Filing Cabinets	
6	Human Resources	Chairs	
1	Human Resources	Lamp	
1	Human Resources	2 Drawer File Cabinet	

Historic Walton County Courthouse  
111 South Broad Street  
Monroe, Georgia 30655



Office: 770-267-1301  
Fax: 770-267-1400  
www.waltoncountyga.gov

## BOARD OF COMMISSIONERS

### Authorization to Receive Checks

Per O.C.G.A. 48-5-145, we the Board of Commissioners of Walton County do hereby authorize the Tax Commissioner, Derry Boyd, to receive personal, company, certified, treasurer's, or cashier's checks, or bank, credit/debit card for payment of all taxes and license fees due their respective office.

The authorization will be effective January 1, 2025.

This 11<sup>th</sup> day of January, 2025

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David G. Thompson, Chairman

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Rhonda R. Hawk, County Clerk  
Walton Co. Board of Commissioners

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Notary Public

# Walton County Department Agenda Request

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Department Name: **Parks & Recreation**

Department Head/Representative: **Jody Johnson**

Meeting Date Request: **January 7, 2025**

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

If so, When?

TOPIC: **Atlanta Hawks Foundation Grant**

Wording For Agenda: **Atlanta Hawks Foundation Grant Acceptance - \$2,380.00**

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

\*What action are you seeking from the Commissioners? **Approval and acceptance of grant funds.**

Department Comments/Recommendation: **Grant goes to help scholarships for participants and WASP basketball which is designed for participants with disabilities.**

Additional Documentation Attached? **Yes**

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

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

Date forwarded to County Attorney:

Has the County Attorney review been completed?

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

Approved in current budget?

Budget information attached?

Comments:

---

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:





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

# Georgia Recreation and Park Association: 2024-2025 Hawks Funding Application Submission

1 message

**GrowthZone Info** <info@growthzoneapp.com>  
Reply-To: Georgia Recreation and Park Association <reply-mr9e9wqo@georgiarecreationandparkassociation.growthzoneapp.com>  
To: brett.chadwick@co.walton.ga.us

Wed, Nov 20, 2024 at 11:59 AM

Form Name	2024-2025 Hawks Funding Application
IP Address	73.184.75.6
Browser/Agent	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/131.0.0.0 Safari/537.36
Agency Name	Walton County Parks & Recreation
GRPA District	6
Agency Contact Person	Brett Chadwick
Agency Contact E-mail	brett.chadwick@co.walton.ga.us
Agency Contact Phone Number	770-266-1681
Mailing Address for funds	303 South Hammond Drive, Dept. 455, Monroe, GA 30655
Check here if your agency interested in receiving additional information from the Hawks organization	True
Funding request (up to \$2380)	2380
Current cost for requesting program	\$95.00
Will funds be used to lower overall registration fees (if so how much)?	The funds would be used to fund partial scholarships as well as full scholarships depending on the needs of the families who are unable to play.
Scholarship/Special Needs justification/anticipated impact the program will have on your community	The impact of this grant will be seen in those families that would otherwise not sign their children up for the Winter Basketball program. Funds would also be used for awards in our Walton Adaptive Sports Program Basketball leagues that currently has around 40 participants who have development or physical disabilities. Any additional funds would be used for tools, training, and resources for the volunteer coaches in our program.
Is this a new offering for your community due in part of the Hawks funding opportunity?	The WASP Basketball program is being offered for the first time this year. The funding would help provide awards and recognition to the participants. The overall basketball program has been offered by the County for 20+ years.
Most recent participation numbers for MALES aged 6-17	6U - 100, 8U - 155, 10U - 140, 12U - 105, 14U - 51, 17U - 47...Total of 598 Males
Most recent participation numbers for FEMALES aged 6-17	6U - 62, 8U - 44, 10U - 75, 13U - 31...Total of 212 Females
Is your basketball operation in-house or association based?	In-house
How many volunteer coaches are associated with your proposed activity?	Approximately 200
I understand I will be REQUIRED to fill out a post program report indicating updated numbers	True



**GEORGIA RECREATION & PARK ASSOCIATION INC.**

1285 PARKER RD SE  
CONYERS, GA 30094  
(770) 760-1403



64-1341/611



12/13/2024

PAY TO THE ORDER OF

Walton County Parks & Recreation Department

\$ \*\*2,380.00

DOLLARS

Two thousand three hundred eighty and 00/100\*\*\*\*\*

Walton County Parks & Recreation Department  
303 South Hammond Drive, Department 455  
Monroe, GA 30655



*Miley Strickland*

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈00001350⑈ ⑆061113415⑆ 1110022342952⑈

GEORGIA RECREATION & PARK ASSOCIATION INC.

1350

12/13/2024

Walton County Parks & Recreation Department

Hawks Grants

2,380.00

Truist Ckg - 2952

2,380.00

## Resolution 2025-1

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

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

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

**WHEREAS**, the Board of Commissioners pursuant to Act 917 Section II does hereby set the time, date and place of the regular scheduled meetings of the Board of Commissioners as follows: To be held at **6 o'clock p.m.** on the **1st Tuesday of each month with the exception of February and July which will be held on the 2<sup>nd</sup> Tuesday**. Said meetings shall be held in the Historic Walton County Courthouse, Walton County Government Building or any of the Walton County Courthouse Annexes.

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

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

Passed and approved by the Board of Commissioners of Walton County, Georgia, at the first monthly meeting held in **2025** on **January 7, 2025**.

**Board of Commissioners of Walton County, Georgia**

By: \_\_\_\_\_  
David G. Thompson  
Chairman

Attest: \_\_\_\_\_  
Rhonda R. Hawk  
County Clerk



269 Mill Road  
Chelmsford, MA 01824-4105  
Federal ID# 04-2711626

Phone: (800) 348-9011  
Fax: (978) 421-0015  
Email: esales@zoll.com

Quote No: Q-93860 Version: 3

Walton County EMS  
1110 East Spring Street Suite 300  
Monroe, GA 30655

ZOLL Customer No: 325954

Ronnie Almand  
7702661573  
ralmand@co.walton.ga.us

Quote No: Q-93860  
Version: 3

Issued Date: November 6, 2024  
Expiration Date: December 31, 2024

Terms: \$50,000 due net 30, balance due in 5 equal annual payments on July 30, 2025, July 30, 2026, July 30, 2027, July 30, 2028 and July 30, 2029.

FOB: Shipping Point  
Freight: Prepay & Add

Prepared by: Marcus Russell  
EMS Territory Manager  
mrussell@zoll.com  
+1 6785427344

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1		601-2221112-01	<p><b>X Series Advanced Monitor/Defibrillator - 12-Lead ECG, Pacing, SpO2, EtCO2, BVM, NIBP, CPR Expansion Pack, Remote View</b></p> <p>Includes: TBI Dashboard, 4 trace tri-mode display monitor/ defibrillator/ printer, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5in ( 16.5cm) diagonal screen. Accessories Included: MFC cable and CPR connector, A/C power cord, One (1) roll printer paper, 6.6 Ah Li-ion battery, Operators Manual, Quick Reference Guide, and One (1)-year EMS warranty.</p> <p>Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru® CPR artifact filtering • Interpretative 12-Lead ECG (Full 12 ECG lead view with both dynamic and static 12-lead mode display. 12-Lead OneStep ECG cable - includes 4-Lead limb lead cable and removable precordial 6-Lead set) • ZOLL Noninvasive Pacing Technology • Real BVM Help: Dashboard provides real-time ventilation feedback on both volume and rate for intubated and non-intubated patients. AccuVent Cable included. (Accuvent disposable sensors sold separately) • Welch Allyn NIBP with Smartcuff. 10 foot Dual Lumen hose and SureBP Reusable Adult Medium Cuff • Masimo Pulse Oximetry with Signal Extraction Technology (SET), Rainbow SET® • EtCO2 Oridion Microstream Technology. Microstream tubing set sold separately •</p>	10	\$51,622.00	\$36,135.40	\$361,354.00



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Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
2	1509174	8900-0400	<b>CPR Stat-padz HVP Multi-Function CPR Electrodes - 8 pair/case</b>	2	\$749.00	\$561.75	\$1,123.50
3	1509174	8000-001128	<b>Accuvent Flow Tube (Box of 10)</b>	5	\$797.00	\$653.54	\$3,267.70
4	1509174	REUSE-12L-2MQ	<b>Welch Allyn REUSE-12L-2MQ Cuff, Lg Adult Long, 2-Tube, Twist Lock connector</b>	10	\$66.00	\$54.12	\$541.20
5	1509174	REUSE-09-2MQ	<b>Welch Allyn REUSE-09-2MQ Cuff, Child, 2-Tube, Twist Lock connector</b>	10	\$66.00	\$54.12	\$541.20
6	1509174	8000-0580-01	<b>Six Hour Rechargeable, SurePower II Smart Battery</b>	10	\$1,001.00	\$820.82	\$8,208.20
7	1509174	8300-0500-01	<b>SurePower 4 Bay Charging System including 4 Battery Charging adapters</b>	2	\$3,453.00	\$2,831.46	\$5,662.92
8	1509174	8200-000100-01	<b>Single Bay Charger for the SurePower and SurePower II batteries</b>	4	\$1,264.00	\$1,036.48	\$4,145.92
9	1509174	8000-000876-01	<b>Paper, Thermal, w/Grid, BPA Free (Box of 6)</b>	10	\$32.00	\$26.24	\$262.40
10		8000-000393-01	<b>X Series Carry Case, Premium</b>	10	\$443.00	\$443.00	\$4,430.00
11	1509174	8900-0810-01	<b>Pedi-padz II Pediatric Multi-Function Electrodes</b>  Designed for use with the AED Plus. The AED recognizes when pedi?padz II are connected and automatically proceeds with a pediatric ECG and adjusts energy to pediatric levels. Twenty four (24) month shelf-life. One pair.	10	\$150.00	\$112.50	\$1,125.00
12		8778-89005-WF	<b>Professional Defibrillators/Monitors - Worry-Free Service Plan - 5 Years At Time of Sale</b>  Includes: Annual preventive maintenance, 27% discount on new cables, 27% discount on additional SurePower II Batteries, discount on parameter upgrades, SurePower II Battery replacement upon failure, and accidental damage coverage (see below). Shipping and use of a Service Loaner during repairs, no charge shipping. Extended warranty is a continuation of the One Year Product Limited Warranty.   Battery replacement and accidental damage guidelines can be found in the ExpertCare Service Plan Terms and Conditions on the ZOLL website.	10	\$9,635.00	\$8,671.50	\$86,715.00
13		8400-110045	<b>CaseReview Premium Subscription, X Series, 5 Year- Hosted</b>  Provides detailed post-case information, including CPR quality on compression depth, rate, pause time and release velocity, as well as ECG, shocks, EtCO2 and SpO2 vital signs.	7	\$2,540.00	\$2,540.00	\$17,780.00



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Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
14		8400-110071	RescueNet Live, 1 Year Subscription	6	\$1,107.00	\$1,107.00	\$6,642.00
15	1509174	8000-001392	Masimo rainbow® RC-4 - 4FT, Reusable EMS Patient Cable	10	\$313.00	\$256.66	\$2,566.60
16	1509174	8000-000476	M-LNCS Pdtx-3 Pediatric SpO2 Adhesive Sensor, 3 ft. Single Patient Use 10-50kg (20 per box)	10	\$433.00	\$355.06	\$3,550.60
17		8000-000459	M-LNCS DCI Reusable Sensor	10	\$377.00	\$301.60	\$3,016.00
18		7800-0211-61	All Philips ALS Trade In Allowance See Trade Unit Considerations.	10		(\$500.00)	(\$5,000.00)

Subtotal: \$505,932.24

**Total: \$505,932.24**

Contract Reference	Description
1509174	Reflects PSAI/Savvik 2021 contract Pricing. Notwithstanding anything to the contrary herein, the terms and conditions set forth in PSAI /Savvik Buying Group Contract No. 2021-06 shall apply to the customer's purchase of the products set forth on this quote.

Trade Unit Considerations
Trade-In values valid through December 31, 2024 if all equipment purchased is in good operational and cosmetic condition and includes all standard accessories. Trade-In values are dependent on the quantity and configuration of the ZOLL devices listed on this quotation. Customer assumes responsibility for shipping trade-in equipment at the quantities listed on the trade line items in this quotation to ZOLL's Chelmsford Headquarters within 60 days of receipt of new equipment. Customer agrees to pay cash value for trade-in equipment not shipped to ZOLL on a timely basis.

UCC Financing Statement
By placing a Purchase Order in response to this quotation, Customer agrees that it thereby grants to ZOLL a purchase money security interest in all the goods referenced by such purchase order and acknowledges that ZOLL may file a UCC Financing Statement ordering such purchase money security interest. Customer further agrees to provide a signed Security Agreement to ZOLL prior to shipment pursuant to such purchase order.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <https://www.zoll.com/about-zoll/invoice-terms-and-conditions>, for software products can be found at <https://www.zoll.com/en/about-zoll/legal>, and for ExpertCare Service Plans can be found at <https://www.zoll.com/en/about-zoll/compliance>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on December 31, 2024. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to [esales@zoll.com](mailto:esales@zoll.com) or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.
7. Place your future accessory orders online by visiting the ZOLL web store.



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**Order Information (to be completed by the customer)**

Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)

Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

Yes    PO Number: \_\_\_\_\_    PO Amount: \_\_\_\_\_  
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)

No    (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

**Walton County EMS**

Authorized Signature:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



Walton County EMS  
Quote No: Q-93860 Version: 3

269 Mill Road  
Chelmsford, Massachusetts 01824-4105  
978-421-9655 (main)  
978-421-0025 (fax)  
www.zoll.com

## ALS/BLS Software Solutions Master Software, SaaS and Services Agreement and Addenda Acknowledgement Form

The terms and conditions applicable to ZOLL Medical Corporation's Software Solutions products can be found at <https://www.zoll.com/en/about-zoll/legal>. By signing below, the Customer acknowledges and agrees to those terms and conditions. The person signing below represents and warrants that she or he has the authority to bind the Customer to those terms and conditions.

Customer

Signature:

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Company Address: \_\_\_\_\_

Date: \_\_\_\_\_



**SECURITY AGREEMENT**  
**Equipment + Basic**

This Security Agreement, made and entered in this \_\_\_\_\_ day of \_\_\_\_\_ by and between **ZOLL Medical Corporation**, located at **269 Mill Rd Chelmsford, MA 01824**, (hereinafter “Secured Party”) and \_\_\_\_\_ with headquarters located at \_\_\_\_\_ and if a legal person or registered, incorporated, formed or otherwise organized in or under the laws of the [state] of \_\_\_\_\_, (hereinafter “Debtor”).

**I CREATION OF SECURITY INTEREST**

In consideration for the extension of credit, Debtor hereby grants a purchase money security interest in, and assigns to the Secured Party, all of Debtors’ right, title and interest in, to and under the Collateral described in the first paragraph of Section II below as collateral to security for the payment and performance of all debts, liabilities and obligations of Debtor of any kind whenever and however incurred to Secured Party, including the Obligations (as defined below).

**II COLLATERAL**

The term “Collateral” as used in this Agreement shall mean (a) the equipment described in Exhibit A and (b) all proceeds thereof.

The term “Obligations” as used in this Agreement shall mean and include the indebtedness related to the purchase of the equipment described in Exhibit A.

**III DEBTOR’S OBLIGATIONS**

- A. Debtor warrants and covenants that the Collateral will be held for use, sale or lease in and for Debtor’s business and will be kept only at the principal place of business set forth herein (and Debtor’s additional address(es) set forth with its signature, if any); Debtor will notify Secured Party in writing fifteen (15) days prior to any of the following:
- (1) Change(s) or additions to location of any material or substantial portion of the Collateral,
  - (2) Change(s) in location of chief executive offices (if an unregistered entity),
  - (3) Change(s) in state of Incorporation (if a registered entity),
  - (4) Change(s) in state of residence (if an individual),
  - (5) Change(s) in name of Debtor’s business.
- B. Debtor covenants that it will notify Secured Party in writing 30 days prior of: its opening of any new places of business, or the closing of any existing places of business, or the change of name or nature of the entity including changes to state of incorporation or state of chief executive offices.
- C. Debtor warrants and covenants that it has good and marketable title to, all its Collateral, and the same are free and clear of all liens and encumbrances other than liens in favor of the Secured Party securing the Obligations.

**IV DEFAULT**

The following shall constitute a default by Debtor:

*Non-payment:* Failure to pay the principal or any installment of principal or of interest on the indebtedness or any notes when due. In addition, Debtor shall be in default if bankruptcy or insolvency proceedings are instituted by or against the Debtor or if Debtor makes any assignment for the benefit of creditors.

*Breach:* Misrepresentation or misstatement in connection with, noncompliance with or nonperformance of any of Debtor’s obligations or agreements under Sections III and VII shall constitute default under this Security Agreement

*Insolvency:* The dissolution, termination of existence, \suspension of business, insolvency or business failure of Debtor; or appointment of a receiver, trustee or custodian, for all or any property of Debtor, assignment for the benefit of creditors by Debtor, or the commencement of any proceeding by or against Debtor under any provision

of the United States Bankruptcy Code, as amended, or under any other state, federal or other bankruptcy or insolvency law, now or hereafter in effect.

## **V SECURED PARTY'S RIGHTS AND REMEDIES**

- A. Secured Party may assign this security agreement, and this agreement shall be binding upon and insure to the benefit of Secured Party's successor and assigns, and:
- (1) If Secured Party does assign this security agreement, the assignee shall be entitled, upon notifying the Debtor, to performance of all Debtor's obligations and agreements under Sections III and VII, and assignee shall be entitled to all of the rights and remedies of Secured Party under this Section V; and
  - (2) Debtor will not assert any claims or defenses he may have against Secured Party or against its assignee except those granted in this security agreement.
- B. Upon Debtor's default, Secured Party, shall have all rights set forth under the Uniform Commercial Code, including, but not limited to Article 9, and may exercise his rights of enforcement under the Uniform Commercial Code in force in the State where the Collateral is located or where the UCC Financing Statement is filed and in conjunction with, in addition to or substitution for those rights, at Secured Party's discretion, may
- (1) Declare all unpaid balances due and payable, notwithstanding otherwise stated maturities; and/or,
  - (2) Waive any default or remedy any default in any reasonable manner without any or all Accounts or other collateral or proceeds, or to sell, transfer, compromise, waiving the default remedied and without waiving any other prior or subsequent default.
- C. The Secured Party may employ agents and attorneys-in-fact in connection herewith and shall not be responsible for the negligence or misconduct of any such agents or attorneys-in-fact selected by it in good faith.

## **VI RIGHTS AND REMEDIES OF DEBTOR**

Debtor shall have all the rights and remedies before or after default provided in Article 9 of the Uniform Commercial Code in force in the State of where the Collateral is located or where the UCC Financing Statement is filed. In addition, the Debtor has all rights and remedies and immunities afforded to it as a sovereign, except any waived by virtue of the inclusion of Debtor's obligations set forth in this contract. Debtor shall not assign or transfer its rights or obligations hereunder without the prior written consent of Secured Party and any assignment or transfer made in violation of this sentence shall be void.

## **VII ADDITIONAL AGREEMENTS AND AFFIRMATIONS**

- A. Debtor Agrees and Affirms
- (1) That information supplied and statements made by Debtor in any financial or credit statement or application for credit prior to this security agreement are true and correct and,
  - (2) Debtor warrants and covenants that it will keep and maintain its business as presently constituted and will advise Secured Party immediately of any change in the name or nature or location thereof and of any fact or occurrence which does, or with lapse of time could, impair Debtor's ability to perform hereunder.
  - (3) Debtor warrants that all locations of collateral and all corporate, partnership, doing business, trade and individual names are listed below the signature line (hereon) are absolutely accurate and complete and that it will give Secured Party at least thirty (30) days prior written notice of any change thereof, addition thereto or deletion there from.
  - (4) That if Debtor is also buyer of the Collateral, there are no express warranties unless they appear in writing signed by the seller and there are no implied warranties of merchantability or fitness for a particular purpose in connection with the sale of the Collateral.
- B. Mutual Agreements
- (1) "Debtor" and "Secured Party" as used in this security agreement include the heirs, executors or administrators, successors or assigns of those parties.
  - (2) The law governing this secured transaction shall be that of the State where the Collateral is located or where the UCC Financing statement is filed.
  - (3) If more than one Debtor executes the security agreement, their obligations hereunder shall be joint and several.

- (4) This agreement does not waive Secured Party's rights under any other agreement that Debtor has signed with the Secured Party.
- (5) Debtor authorizes Secured Party to file a UCC Financing Statement describing the Collateral and appoints Secured Party as Debtor's agent and grants Secured Party limited Power of Attorney to sign UCC forms for the purpose of protecting Secured Party's interest.

C. Form of Debtor's Business

- (1) Debtors represents and warrants as follows: Debtor's business is (circle one);

**a. Registered Organization      b. Unregistered Organization      c. Individual**

(a) If a. Registered Organization: **State where Incorporation/Formed** \_\_\_\_\_.

(b) If b. Unregistered Organization: Location of Business (state) or if more than one place of business, "chief executive office" \_\_\_\_\_.

(c) If c. Individual: State or States of Residence (include all states) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

**- Registered Organizations include:** Includes corporations, limited liability corporations and registered limited partnerships.

**- Unregistered Organizations include:** Partnerships.

**- Individuals Include:** Sole Proprietorships

D. Further Assurances.

- (1) Debtor agrees to execute any further documents, and to take any further actions, reasonably requested by Secured Party to evidence or perfect the purchase money security interest granted herein or to effectuate the rights granted to the Secured Party herein.
- (2) Debtor represents and warrants that Debtor's exact legal name is set forth in the first paragraph of this Security Agreement.
- (3) This Agreement is governed by the laws of the Commonwealth of Massachusetts, with the courts therein having exclusive jurisdiction over any disputes between the parties to this Agreement.

## VIII INDEMNITY

To the extent permitted by law, Debtor hereby agrees to indemnify Secured Party and its affiliates, agents, and attorneys, and to hold them harmless from and against any and all claims, debts, liabilities, demands, obligations, actions, causes of action, penalties, costs and expenses (including reasonable attorneys' fees), of every kind, which they may sustain or incur based upon or arising out of any enforcement of this Agreement or the Obligations; provided that this indemnity shall not extend to damages proximately caused by any indemnitee's own or its representatives' gross negligence or willful misconduct. Notwithstanding any provision in this Agreement to the contrary, the indemnity agreement set forth in this Section shall survive any termination of this Agreement and shall for all purposes continue in full force and effect.

## IX MISCELLANEOUS

The captions and section headings appearing herein are included solely for convenience of reference and are not intended to affect the interpretation of any provision of this Security Agreement. This Security Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument and any of the parties hereto may execute this Agreement by signing any such counterpart. The terms of this Security Agreement may be waived, altered or amended only by an instrument in writing duly executed by Debtor and the Secured Party. In the event that any one or more of the provisions contained in this Security Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Security Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

(Signature Page Follows)

**IN WITNESS WHEREOF**, Debtor has executed this Security Agreement as of the date indicated above.

**DEBTOR NAME**

BY: \_\_\_\_\_  
(Print name)

BY: \_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Signature and Title)

\_\_\_\_\_  
(Signature and Title)

**SECURED PARTY NAME**

BY: \_\_\_\_\_  
(Gary Schaefer - Credit Manager)

ACCEPTED at Creditor City, State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ .



# Walton County Board of Commissioners Facilities/Risk Mgmt. Dept.

Item 11.1.

303 South Hammond Dr.  
Suite 97  
Monroe, GA 30655  
(770) 267-1401

TO: Rhonda Hawk County Clerk / Purchasing Director

FROM: Hank Shirley

Date: December 16, 2024

RE: Pickle Ball Courts Ayers Park #2024-14

Ms. Hawk,

In accordance with the Walton Country Purchasing Policy, we have advertised a Request for Proposal Pickle Ball Courts Ayers Park #2024-14. This proposal is to furnish and install concrete for 8 new pickle courts and 29 new parking spaces at 1011 Heritage Parkway, Monroe, Georgia 30655.

We received two proposals. The Facilities Department has reviewed all the acceptable proposals and has determined that the proposal provided by Atlanta's Best Concrete, Inc best meets the RFP requirements. The Facilities Department has verified Atlanta's Best Concrete, Inc's experience and qualifications to our satisfaction.

It is my recommendation that the Board of Commissioners accept the proposal by Atlanta's Best Concrete, Inc in the amount of \$278,750.00

Hank Shirley, Director  
Facilities/Risk Mgmt. Dept.



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

ATTORNEYS AT LAW  
118 COURT STREET  
MONROE, GA 30655

p (770) 267-3000  
atkinsonferguson.com

December 30, 2024

**VIA HAND DELIVERY**

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

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

Dear Chairman Thompson:

This letter is intended to serve as a renewal of the Legal Services Agreement (“Agreement”) between our firm and the Walton County Board of Commissioners. This Agreement is intended to govern the period from January 1, 2025 through December 31, 2025. The terms of this Agreement shall be the same as those set forth in our letter dated January 27, 2021, as modified by our letter dated January 2, 2024, which letters are incorporated herein by reference. Our rates shall remain the same as our 2024 rates. We understand that this Agreement will be presented to the Board of Commissioners for approval in connection with our firm’s reappointment as County Attorney at the January 7, 2025 meeting.

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

Best regards,

ATKINSON | FERGUSON, LLC

A handwritten signature in blue ink that reads "Charles M. Ferguson, Jr." in a cursive script.

Charles M. Ferguson, Jr.

**Agreed to by:**

**Walton County Board of Commissioners**

**By:** \_\_\_\_\_  
**David Thompson**  
**Chairman**

**Attest:** \_\_\_\_\_  
**Rhonda Hawk**  
**County Clerk**

**[COUNTY SEAL]**