BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, September 01, 2026 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 - Michael Stamey, Sheriff's Office

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. OLD BUSINESS

4.1. Repurposing Administration Portion of Old Jail for Department Expansions (Tabled 6/2, 7/7, 8/4)

5. RESOLUTIONS

5.1. Resolution - Approving the Execution and Delivery of an Intergovernmental Contract with the Walton County Water and Sewerage Authority

6. DISCUSSION

6.1. County Manager's Report/Update

6.2. Request by Department of Driver Services to Transfer Property for Motorcyle Repair Shop

7. PLANNING & DEVELOPMENT

7.1. Z26-0159 - Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals - Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Planning Commission recommended approval with the following condition: 1) No more than four sheep, four goats and twelve chickens ever.

7.2. LU26-0188 & Z26-0187 – Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision – Applicant/Owner: Mark Sanchez – property located on Locklin Road – Map/Parcel C1780012Z00 - District 4

Planning Commission recommended denial.

7.3. Z26-0189 - Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and Outdoor Storage and Variances on setbacks, buffers and eliminate the 10 ft. landscape strip along Highway 11 - Applicant/Owner: Reyes Autos & Trucks, LLC - property located at 2412 Highway 11 - Map/Parcels C0850109, C0850109B00 & C0850111 - District 5

Planning Commission recommended approval with the following conditions: 1) South side of the property: along the south side, from the point where the retention pond no longer intersects the adjoining property and continuing past the warehouses to the area already identified as screened salvage storage, the entire boundary must be screened in the same manner as the rear salvage storage. This screening must include a minimum 6-foot opaque fence along the entire south boundary; 2) North side of the property: in the area identified as tire repair, a 6-foot opaque fence must be installed from the section identified as salvage storage screening to the adjoining property line at Highway 11. The fence must also extend behind the tire repair building; 3) Front of the property - car dealership: for the portion of the property identified as a car dealership, including the area where the parking spaces are shown near the street, the landscapestrip requirement may be removed. This exception applies only to the area identified as the car dealership; 4) Other areas facing Highway 11: any other portion of the property fronting Highway 11, including the areas identified for auto repair and tire repair, must maintain the required landscape strip as established by the applicable code.

7.4. Z26-0192 - Rezone 103.56 acres from A2 to R1OSC to create a 57 lot residential subdivision - Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP - property located on Nicholsville Road - Map/Parcel C0850158 - District 5

Planning Commission recommended approval with the following conditions: 1) For the disturbed entry between single family homes and the commercial properties on the corner, this would need to have fencing, shrubs, and trees as well as the buffer between Nicholsville Road to this development.

7.5. Z26-0195 - Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children - Applicant/Owner: Sunil G. Rampersad - property located at 2940 Fannie Thompson Road - Map/Parcel C0850028B00 - District 5

Planning Commission recommended approval as submitted.

7.6. LU26-0179 and Z26-0177 - Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential

subdivision - Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC - property located on Cedar Ridge Road - Map/Parcel C0910004 - District 5

Planning Commission recommended approval with the following conditions: 1) For the disturbed area for the entry that anything that has or is currently tree-lined along the right of way will be left except for what needs to be disturbed for the entry; 2) That disturbed entry will be fenced have shrubs and trees planted and trees for future screening of that neighborhood from the public right of way.

8. FINANCE

8.1. Resolution - Project Length Budget for Resufacing Project and FY27 Budget Amendment

9. SHERIFF'S OFFICE

9.1. Agreement with Fulton County Sheriff's Office for Temporary Housing of Inmates

9.2. Request - Reallocate CID Temp Position, Reclassification/Position Changes and Budget Amendment

9.3. Request - New Ford Lease for 5 Additional Vehicles and Equipment

10. HUMAN RESOURCES

10.1. Transfer Request - Solid Waste Employee to Roadways and Walkways

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

11.1. Approval of August 4, 2026 Meeting Minutes

11.2. Contracts & Budgeted Purchases of $25,000 or Greater

11.3. Declaration of Surplus

11.4. Ratification of Actions taken by WCWSA on September 1, 2026

11.5. Acceptance of Right of Way - Carruth Farms (60')

11.6. Contract Renewals for Debris Removal and Monitoring - Southern Disaster Recovery, LLC and Thompson Consulting - EMA

11.7. Change Proposal #43 - Reeves + Young - The Grove Park - ($24,750.57)

11.8. Quitclaim Deeds - ROW @ Lake Shore Estates

11.9. Agreement Renewal - Walton Co. School District - School Resource Officers

12. CONTRACTS

12.1. Intergovernmental Contract - City of Monroe - Development Services/Annexation - Dycom Industries, Inc.

12.2. Georgia Power Easements - 550 Fairplay Drive, Parcel SC160007 and Fairplay Drive, Parcel SC130041, 573 Fairplay Drive, Parcel SC130040

13. BIDS/PROPOSALS

13.1. Recommendations from Walton Development Authority - Proposals from Mountain Creek Properties for the sell of 111 E. Spring Street and Eulalia Group for the sell of 203 Milledge Avenue.

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

15. ANNOUNCEMENTS

16. EXECUTIVE SESSION

17. ADJOURNMENT

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

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

For more information, please contact Rhonda Hawk.

DRAFT DATE: 08/18/26

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO APPROVE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL CONTRACT WITH THE WALTON COUNTY WATER AND SEWERAGE AUTHORITY; TO RATIFY CERTAIN ACTIONS PREVIOUSLY TAKEN BY THE COUNTY; TO CONSENT TO THE AUTHORITY TAKING CERTAIN ACTIONS; AND FOR OTHER PURPOSES

WHEREAS, the Walton County Water and Sewerage Authority (the "Authority") was duly created and is validly existing pursuant to an act of the General Assembly of the State of Georgia (Ga. L. 1972, p. 3623 et seq.), as thereafter amended (the "Act") and owns a water system in Walton County, Georgia (the "County") (as it now exists and as it may be hereafter added to, extended, improved and equipped, the "System"); and

WHEREAS, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq.*, as amended), the Authority has, with the consent of the County, among others, the power: (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of (i) any "undertaking" including systems, plants, works, instrumentalities, and properties used or useful in connection with the obtaining of a water supply and the conservation, treatment, and disposal of water for public and private uses, and used or useful in connection with the collection, treatment, and disposal of sewage, waste, and storm water; together with all parts of any such undertaking and all appurtenances thereto, including lands, easements, rights in land, water rights, contract rights, franchises, approaches, dams, reservoirs, generation stations, sewage disposal plants, intercepting sewers, trunk connection and other sewer and water mains, filtration works, pumping stations, and equipment, and (ii) any project (as authorized by the Act), which includes the acquisition, construction and equipping of water facilities for obtaining one or more sources of water supply, the treatment of water and the distribution and sale of water to users and consumers, including, but not limited to, the State of Georgia and counties and municipalities for the purpose of resale, within and without the territorial boundaries of the County, and additions and improvements to and extensions of such facilities and the operation and maintenance of same so as to assure an adequate water system; (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; and (c) to issue revenue bonds to refund any previously issued revenue bonds issued for the purpose of paying, in whole or in part, the cost of any project or undertaking; and

WHEREAS, pursuant to the Constitution and laws of the State of Georgia, the County is authorized and permitted to provide water and sewerage services to the citizens of the County or to contract with the Authority for such purpose; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State of Georgia to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of

facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Authority proposes to acquire, construct and install a water plant expansion, transmission lines and other additions, extensions and expansions of the County's water system (the "Project); and

WHEREAS, after careful study and investigation, the Authority proposes to issue its Revenue Bonds (Walton County Water System Projects), Series 2026, in the aggregate principal amount of $_____ (the "Series 2026 Bonds"), pursuant to a resolution of the Authority adopted on September 1, 2026 (the "Bond Resolution"), for the purpose of providing funds to (a) finance the acquisition, construction and installation of the Projects and (b) pay the costs of issuing the Series 2026 Bonds; and

WHEREAS, the exact aggregate principal amount of the Series 2026 Bonds and interest rates thereon and other terms of the Series 2026 Bonds will be determined by the Authority in a supplemental resolution to be adopted prior to the issuance and delivery of the Series 2026 Bonds and approved by the Board of Commissioners by a resolution to be adopted prior to the issuance and deliver of the Series 2026 Bonds; and

WHEREAS, the Authority and the County propose to enter into an Intergovernmental Contract (the "Contract"), a form of which is attached hereto as Exhibit "B", pursuant to which the Authority will agree, among other things, to issue the Series 2026 Bonds for the purpose of providing funds to acquire, construct and install the Projects and to provide the System facilities to the County, and the County will agree to make Contract Payments in stated amounts which are sufficient to pay when due the principal of and interest on the Series 2026 Bonds (the "Contract Payments"); and

WHEREAS, the Series 2026 Bonds will be secured by a first lien on the Contract and the Contract Payments; and

WHEREAS, the County proposes to authorize the execution and delivery of a Bond Purchase Agreement, dated the date hereof (the "Bond Purchase Agreement"), and substantially in the form presented to the Board of Commissioners of Walton County (the "Board of Commissioners") at this meeting, among the Authority, the County and Stifel, Nicolaus & Company, Incorporated (the "Underwriter"), providing for the sale of the Series 2026 Bonds to the Underwriter; and

WHEREAS, the County proposes to ratify and approve the distribution of a Preliminary Official Statement (the "Preliminary Official Statement") used in connection with the offering and sale of the Series 2026 Bonds; and

WHEREAS, the County proposes to approve the execution and delivery of an Official Statement (the "Official Statement") with respect to the Series 2026 Bonds; and

WHEREAS, the County proposes to authorize the execution, delivery and performance of a Continuing Disclosure Certificate, dated the date of each respective Bond Purchase Agreement (the "Disclosure Certificate") to assist the Underwriter in complying with its obligations under Rule 15c2-12 of the Securities Exchange Act of 1934, as amended; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY AS FOLLOWS:

Section 1. Bond Resolution. The Board of Commissioners hereby approve the form of the Bond Resolution, adopted by the Authority on September 1, 2026, in substantially the form attached hereto as Exhibit A, together with such supplements and amendments which may be made thereto with the consent of the Chairman of the Board of Commissioners.

Section 2. Contract. The execution, delivery and performance by the Chairman or Vice-Chairman and Clerk or Assistant Clerk of the Board of Commissioners of the Contract is hereby authorized and approved. Such Contract shall be in substantially the form attached hereto as Exhibit "B", subject to such changes, insertions and omissions as may be approved by the Chairman executing the same, and the execution of the Contract by the Chairman and Clerk or Assistant Clerk as herein authorized shall be conclusive evidence of such approval.

Section 3. Payments Under the Contract. There are hereby authorized to be made by the County, from any moneys available for such purpose, all of the contract payments due under the Contract in such amounts and at times which will be sufficient to enable the Authority to pay when due the principal of and interest on the Series 2026 Bonds, as such amounts shall be presented for approval at the meeting of the Board of Commissioners to adopt a supplemental resolution approving the final terms of the Series 2026 Bonds.

Section 4. Bond Purchase Agreement. The execution and delivery by the Chairman or Vice-Chairman of the Board of Commissioners of the Bond Purchase Agreement is hereby authorized and approved. The Bond Purchase Agreement shall be in substantially the form presented for approval at the meeting of the Board of Commissioners to adopt a supplemental resolution approving the final terms of the Series 2026 Bonds.

Section 5. Bond Validation. The Chairman or Vice-Chairman of the Board of Commissioners is authorized and directed to cause to be prepared an answer to be filed in validation proceedings requesting that the Series 2026 Bonds and the security therefor be declared valid in all respects.

Section 6. Approval of Preliminary Official Statement. The use and distribution of the Preliminary Official Statement with respect to the Series 2026 Bonds is hereby ratified and approved.

Section 7. Deemed Final Certificate. The execution and delivery of the certificate deeming the Preliminary Official Statement final for purpose of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934, as amended, are hereby ratified and approved.

Section 8. Approval of Official Statement. The Chairman or Vice-Chairman of the Board of Commissioners is hereby authorized to execute and deliver on behalf of the County the Official Statement and such certificates or letters of representation as may be necessary or convenient relating to the information concerning the County in the Official Statement of the Authority relating to the Series 2026 Bonds. The Official Statement shall be in substantially the form as the Preliminary Official Statement, subject to such changes, insertions or omissions as may be approved by the Chairman executing the same, and the execution of the Official Statement by the Chairman as herein authorized shall be conclusive evidence of such approval. The use and distribution of the Official Statement by the Underwriter is hereby approved.

Section 9. Disclosure Certificate. The execution and delivery by the Chairman or Vice-Chairman of the Board of Commissioners of the Disclosure Certificate is hereby authorized and approved. The Disclosure Certificate shall be in substantially the form attached as an appendix to the Preliminary Official Statement, subject to such changes, insertions or omissions as may be approved by the Chairman executing the same, and the execution of the Disclosure Certificate by the Chairman as herein authorized shall be conclusive evidence of such approval.

Section 10. Consent to Authority Action Relating to Series 2026 Bonds. The County hereby consents to and approves the Authority proceeding with the issuance of the Series 2026 Bonds and all documents and proceedings related thereto.

Section 11. Consent to Authority Entering Into Contract. The County hereby consents to, and approves, the execution, delivery and performance of the Contract by the Authority.

Section 12. Additional Actions. From and after the date of adoption of this resolution, the Chairman and Clerk or Assistant Clerk of the Board of Commissioners are hereby authorized and empowered to take such other actions and to execute for and on behalf of the County all such agreements, certificates, affidavits and other documents as may be necessary or desirable in connection with the execution and delivery by the County of the Contract, the issuance and sale of the Series 2026 Bonds and the effectuation of the matters contemplated by this Resolution.

Section 13. Ratification of Prior Actions; Repealing Clause. All actions of the County previously taken with respect thereto, are hereby ratified and reaffirmed except to the extent specifically modified or supplemented by this resolution and by the execution of the Contract as contemplated herein. All resolutions or parts thereof of the Board of Commissioners in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 14. No Personal Liability. No stipulation, obligation or agreement herein contained or contained in the Bond Resolution, the Contract or any amendatory contract or any other document relating to the Series 2026 Bonds shall be deemed to be a stipulation, obligation or agreement of any officer, member, agent or employee of the County in his or her individual capacity and no such officer, member, agent or employee shall be personally liable on the Series 2026 Bonds or be subject to personal liability or accountability by reason of the issuance or amendment thereof.

Section 15. Effective Date. This Resolution shall take effect immediately upon its adoption.

Adopted this 1st day of September, 2026.

BOARD OF COMMISSIONERS OF
WALTON COUNTY

(SEAL)

By: _____
Chairman

Attest:

By:_____
Clerk

EXHIBIT A

BOND RESOLUTION

EXHIBIT B

CONTRACT

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Walton County, DO HEREBY CERTIFY that the foregoing pages of typewritten matters constitute a true and correct copy of a resolution of the Board of Commissioners of Walton County duly adopted on September 1, 2026, at a meeting which was duly called and assembled and open to the public and at which a quorum was present and acting throughout, and that the original of such resolution appears of record in the Minute Book of the Board of Commissioners which is in my custody and control.

GIVEN under my hand and seal of Walton County, this 1st day of September, 2026.

_____

Clerk, Board of Commissioners of Walton County

(SEAL)

DRAFT DATE: 08/18/26

BOND RESOLUTION

RESOLUTION OF THE WALTON COUNTY WATER AND SEWERAGE AUTHORITY TO PROVIDE FOR THE ISSUANCE OF ITS REVENUE BONDS (WALTON COUNTY WATER SYSTEM PROJECTS), SERIES 2026, IN THE AGGREGATE PRINCIPAL AMOUNT OF $_____, TO PROVIDE FUNDS TO (I) FINANCE THE COST OF ACQUIRING, CONSTRUCTING AND INSTALLING A WATER PLANT EXPANSION, TRANSMISSION LINES AND OTHER ADDITIONS, EXTENSIONS AND EXPANSIONS OF THE COUNTY'S WATER SYSTEM, AND (II) PAY THE COSTS OF ISSUING THE SERIES 2026 BONDS; TO PROVIDE FOR THE ISSUANCE UNDER CERTAIN TERMS AND CONDITIONS OF ADDITIONAL BONDS; TO PROVIDE FOR THE CREATION AND MAINTENANCE OF CERTAIN FUNDS; TO PROVIDE REMEDIES FOR THE HOLDERS OF THE BONDS ISSUED HEREUNDER; TO AUTHORIZE AND APPROVE THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT WITH WALTON COUNTY, GEORGIA; AND FOR OTHER RELATED PURPOSES.

Adopted on

September 1, 2026

This document was prepared by

Pope Flynn, LLC
336 Hill Street
Athens, Georgia 30601

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Exhibit A - Form of Series 2026 Bonds
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BOND RESOLUTION

RESOLUTION OF THE WALTON COUNTY WATER AND SEWERAGE AUTHORITY TO PROVIDE FOR THE ISSUANCE OF ITS REVENUE BONDS (WALTON COUNTY WATER SYSTEM PROJECTS), SERIES 2026, IN THE AGGREGATE PRINCIPAL AMOUNT OF $_____, TO PROVIDE FUNDS TO (I) FINANCE THE COST OF ACQUIRING, CONSTRUCTING AND INSTALLING A WATER PLANT EXPANSION, TRANSMISSION LINES AND OTHER ADDITIONS, EXTENSIONS AND EXPANSIONS OF THE COUNTY'S WATER SYSTEM, AND (II) PAY THE COSTS OF ISSUING THE SERIES 2026 BONDS; TO PROVIDE FOR THE ISSUANCE UNDER CERTAIN TERMS AND CONDITIONS OF ADDITIONAL BONDS; TO PROVIDE FOR THE CREATION AND MAINTENANCE OF CERTAIN FUNDS; TO PROVIDE REMEDIES FOR THE HOLDERS OF THE BONDS ISSUED HEREUNDER; TO AUTHORIZE AND APPROVE THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT WITH WALTON COUNTY, GEORGIA; AND FOR OTHER RELATED PURPOSES.

WHEREAS, the Walton County Water and Sewerage Authority (the "Authority") was duly created and is validly existing pursuant to an act of the General Assembly of the State of Georgia (Ga. L. 1972, p. 3623 et seq.), as thereafter amended (the "Act") and owns a water system in Walton County, Georgia (the "County") (as it now exists and as it may be hereafter added to, extended, improved and equipped, the "System"); and

WHEREAS, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq*., as amended), the Authority has, with the consent of the County, among others, the power: (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of (i) any "undertaking" including systems, plants, works, instrumentalities, and properties used or useful in connection with the obtaining of a water supply and the conservation, treatment, and disposal of water for public and private uses, and used or useful in connection with the collection, treatment, and disposal of sewage, waste, and storm water; together with all parts of any such undertaking and all appurtenances thereto, including lands, easements, rights in land, water rights, contract rights, franchises, approaches, dams, reservoirs, generation stations, sewage disposal plants, intercepting sewers, trunk connection and other sewer and water mains, filtration works, pumping stations, and equipment, and (ii) any project (as authorized by the Act), which includes the acquisition, construction and equipping of water facilities for obtaining one or more sources of water supply, the treatment of water and the distribution and sale of water to users and consumers, including, but not limited to, the State of Georgia and counties and municipalities for the purpose of resale, within and without the territorial boundaries of the County, and additions and improvements to and extensions of such facilities and the operation and maintenance of same so as to assure an adequate water system; and (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; and (c) to issue revenue bonds to refund any

previously issued revenue bonds issued for the purpose of paying, in whole or in part, the cost of any project or undertaking; and

WHEREAS, pursuant to the Constitution and laws of the State of Georgia, the County is authorized and permitted to provide water and sewerage services to the citizens of the County or to contract with the Authority for such purpose; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State of Georgia to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Authority proposes to acquire, construct and install a water plant expansion, transmission lines and other additions, extensions and expansions of the County's water system (the "Projects"); and

WHEREAS, after careful study and investigation, the Authority proposes to issue its Revenue Bonds (Walton County Water System Projects), Series 2026, in the aggregate principal amount of $_____ (the "Series 2026 Bonds") for the purpose of providing funds to (a) finance the acquisition, construction and installation of the Projects, and (b) pay the costs of issuing the Series 2026 Bonds; and

WHEREAS, the Authority and the County propose to enter into an Intergovernmental Contract (the "Contract"), pursuant to which the Authority will agree, among other things, to issue the Series 2026 Bonds for the purpose of providing funds to acquire, construct and install the Projects and to provide the System facilities to the County, and the County will agree to make Contract Payments in stated amounts which are sufficient to pay when due the principal of and interest on the Series 2026 Bonds (the "Contract Payments"); and

WHEREAS, the Series 2026 Bonds will be secured by a first lien on the Contract and the Contract Payments; and

WHEREAS, the Authority proposes to authorize the use and distribution of a Preliminary Official Statement relating to the Series 2026 Bonds (the "Preliminary Official Statement"), authorize the execution, delivery and use of an Official Statement relating to the Series 2026 Bonds (the "Official Statement") and "deem final" the Preliminary Official Statement for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission; and

WHEREAS, the Authority proposes to enter into a Bond Purchase Agreement, (the "Bond Purchase Agreement"), by and among the Authority, the County and Stifel Nicolaus & Company, Incorporated, Atlanta, Georgia (the "Underwriter"), providing for the sale of the Series 2026 Bonds to the Underwriter; and

NOW, THEREFORE, BE IT RESOLVED, by the Walton County Water and Sewerage Authority, and it is hereby resolved by authority of same, as follows:

(1) Authority for Bond Resolution. This Bond Resolution is adopted pursuant to the provisions of the Act.

(2) Findings. It is hereby ascertained, determined and declared that:

(a) The acquisition, construction and installation of the Projects are a lawful and valid public purpose in that it will further the public purposes to be served by the Act;

(b) the specified payments to be received by the Authority under the Contract will be fully sufficient to pay the principal of and interest on the Series 2026 Bonds as the same become due and payable; and

BE IF FURTHER RESOLVED, as follows:

ARTICLE I.

DEFINITIONS

In addition to the terms hereinabove defined, whenever the following terms are used in this Bond Resolution, the same, unless the context shall clearly indicate another or different meaning or intent, shall be construed or used and are intended to have the meaning set forth in the Contract or set forth below:

"Act" means the act of the General Assembly of the State of Georgia (Ga. L. 1972, p. 3623 et seq.), as thereafter amended.

"Additional Bonds" means any revenue bonds of the Authority ranking on a parity with the Series 2026 Bonds which may hereafter be issued pursuant to Section 2.10 hereof.

"Agent Member" means a member of, or participant in, the Securities Depository.

"Authority" means the Walton County Water and Sewerage Authority and its successors and assigns.

"Beneficial Owners" shall mean the owners of a beneficial interest in the Series 2026 Bonds registered in Book-Entry Form.

"Bond Registrar" means initially Regions Bank, Atlanta, Georgia, and its successors and assigns or any successor commercial bank or banks appointed by the Authority and approved by the County to serve as bond registrar, in accordance with the terms of this Bond Resolution and any supplemental resolution, for any series of Bonds secured by this Bond Resolution.

"Bond Resolution" means this Bond Resolution, as same may be supplemented from time to time.

"Bondholders" and "owners" mean the registered owners of the outstanding Bonds.

"Bonds" means the Series 2026 Bonds and any Additional Bonds authorized by and issued pursuant to this Bond Resolution.

"Book-Entry Form" or "Book-Entry System" shall mean, with respect to the Series 2026 Bonds, a form or system, as applicable, under which (i) the ownership of beneficial interests in the Series 2026 Bonds and bond service charges may be transferred only through book entry and (ii) physical Series 2026 Bonds in fully registered form are registered only in the name of a Securities Depository or its nominee as holder, with physical Series 2026 Bonds in the custody of a Securities Depository.

"Business Day" means a day which is not (a) a Saturday, a Sunday or a legal holiday on which banking institutions in the State of Georgia or the State of New York are authorized by law or executive order to close or (b) a day on which the New York Stock Exchange is authorized or obligated by law or executive order to close.

"Code" means the Internal Revenue Code of 1986, as amended and any applicable regulations thereunder.

"Contract" means the Intergovernmental Contract, between the Authority and the County, with respect to the Bonds, as the same from time to time may be amended.

"Contract Payments" means the payments which are to be received by the Authority pursuant to Section 4.2 of the Contract, which are equal to the amounts sufficient to enable the Authority to pay the principal of and interest on the Bonds as the same become due, the County shall receive a credit against any required Contract Payment to the extent moneys are on deposit in the Sinking Fund and available to pay the principal of and interest on the Bonds coming due on the next succeeding February 1 or August 1, as the case may be. In addition to the foregoing, each Contract Payment shall include the charges as billed specified in subparagraphs (e) and (f) of Section 5.03 of this Bond Resolution and any deficit in any preceding Contract Payment.

"Cost of Issuance Fund" means the Walton County Water and Sewerage Authority Cost of Issuance Fund, Series 2026 created pursuant to Section 4.02 of this Bond Resolution.

"Cost of Issuance Fund Depository" means initially Regions Bank, Atlanta, Georgia, and its successors and assigns, or any successor cost of issuance fund depository hereafter appointed by the Authority and approved by the County; provided, however, the Cost of Issuance Fund Depository shall at all times be a commercial bank or trust company.

"County" means Walton County, Georgia and its successors or assigns.

"DTC" means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, or its nominee, or any other person, firm, association or corporation designated in any resolution of the Authority supplemental hereto to serve as securities depository for a series of Bonds.

"Fiscal Year" means the period commencing on the 1st day of July in each calendar year and extending through the 30th day of June of the following year, or such other period as shall hereafter be adopted by the County as herein provided.

"Government Obligations" means (a) direct obligations of the United States of America for the full and timely payment of which the full faith and credit of the United States of America is pledged, or (b) obligations issued by a person controlled or supervised by and acting as an instrumentality of the United States of America, the full and timely payment of the principal of and the interest on which is fully and unconditionally guaranteed as a full faith and credit obligation of the United States of America (including any securities described in (a) or (b) issued or held in book-entry form on the books of the Department of the Treasury of the United States of America), which obligations, in either case, are not subject to redemption prior to maturity at less than par by anyone other than the holder.

"Interest Payment Date" means the 1st day of each February and August of each year.

"Paying Agent" means initially Regions Bank, Atlanta, Georgia, and its successors and assigns, or any successor commercial bank or banks appointed by the Authority and approved by the County to serve as paying agent, in accordance with the terms of this Bond Resolution and any supplemental resolution, for any series of Bonds secured by this Bond Resolution.

"Permitted Investments" means and includes any of the following securities, if and to the extent the same are at the time legal for investment of Authority funds:

(1) the local government investment pool created in Chapter 83 of Title 36 of the Official Code of Georgia Annotated, as amended;

(2) Bonds or obligations of such county, municipal corporation, school district, political subdivision, authority, or body or bonds or obligations of the State of Georgia or other states or of other counties, municipal corporations, and political subdivisions of the State of Georgia;

(3) Bonds or other obligations of the United States or of subsidiary corporations of the United States government which are fully guaranteed by such government;

(4) Obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, Bank for Cooperatives, and any other such agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from a nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;

(5) Bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to the payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency, or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan, or payment agreement with the United States government;

(6) Certificates of deposit of national or state banks located within this state which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within this state which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depository, custodian, or trustee for any such bond proceeds. The portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation, or the Georgia

Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit, with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within this state or with a trust office within this state, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the State of Georgia or other states or of any county or municipal corporation in the State of Georgia, obligations of the United States or subsidiary corporations described in (3) above, obligations of the agencies and instrumentalities of the United States government described in (4) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities described in (5) above;

(7) Securities of or other interests in any no-load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(A) The portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in paragraphs (3) and (4) above and repurchase agreements fully collateralized by any such obligations;

(B) Such investment company or investment trust or common trust fund takes delivery of such collateral either directly or through an authorized custodian;

(C) Such investment company or investment trust or common trust fund is managed so as to maintain its shares at a constant net asset value; and

(D) Securities of or other interests in such investment company or investment trust or common trust fund are purchased and redeemed only through the use of national or state banks having corporate trust powers and located within the State of Georgia; and

(8) Interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least $50 million or with any government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York having capital aggregating at least $50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the moneys so placed to be available for use at the time provided with respect to the investment or reinvestment of such moneys.

(9) any other investments authorized by the laws of the State of Georgia.

"Projects" mean a water plant expansion, transmission lines and other additions, extensions and expansions of the County's water system financed with the proceeds of the Series 2026 Bonds (described more fully in the Project Report.)

"Project Fund" means the Walton County Water & Sewerage Authority Project Fund – Walton County Water System Projects, Series 2026 created in Section 4.02 of this Bond Resolution.

"Project Fund Custodian" means the commercial bank or trust company to be appointed by the Authority and approved by the County prior to the issuance and delivery of the Series 2026 Bonds or any successor project fund custodian hereafter appointed by the Authority and approved by the County; provided, however, the Project Fund Custodian shall at all times be a commercial bank or trust company.

"Project Report" means the project report prepared by the County in connection with the Projects which is on file with the Chief Financial Officer of the County.

"Record Date" means the fifteenth day of the month next preceding the Interest Payment Date.

"Securities Depository" means any securities depository that is a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its participants or otherwise, a Book-Entry System to record ownership of beneficial interest in bonds and bond service charges, and to effect transfers of bonds in Book-Entry Form, and means, initially, The Depository Trust Company (a limited purpose trust company), New York, New York.

"Series 2026 Bonds" means the $_____ in aggregate principal amount of Walton County Water and Sewerage Authority Revenue Bonds (Walton County Water System Projects), Series 2026, authorized to be issued pursuant to Article II of this Bond Resolution.

"Sinking Fund" shall mean the Walton County Water and Sewerage Authority Sinking Fund – Walton County Water System Projects, Series 2026 created in Section 5.01 of this Bond Resolution.

"Sinking Fund Custodian" means initially Regions Bank, Atlanta, Georgia, and its successors and assigns, or any successor sinking fund custodian hereafter appointed by the Authority and approved by the County; provided, however, the Sinking Fund Custodian shall at all times be a commercial bank or trust company.

"Sinking Fund Investments" shall mean (a) obligations of the United States and its agencies and instrumentalities unconditionally guaranteed by the United States, (b) certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation, provided, however, that the portion of such certificates of deposit in excess of the amount insured by the

Federal Deposit Insurance Corporation must be secured by direct obligations of the State of Georgia or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured, and (c) the local government investment pool established by Section 36-83-8 of the Official Code of Georgia Annotated.

"Sinking Fund Year" shall mean the period commencing on the 2nd day of February in each year and extending through the 1st day of February in the next year.

Whenever used in this Bond Resolution, the singular shall include the plural and the plural shall include the singular, unless the context otherwise indicates.

[END OF ARTICLE I]

ARTICLE II.

AUTHORIZATION AND TERMS OF SERIES 2026 BONDS; AND FORM AND REGISTRATION OF SERIES 2026 BONDS

Section 2.01 Authorization of Series 2026 Bonds.

There are hereby authorized to be issued the Series 2026 Bonds designated as the "Walton County Water and Sewerage Authority Revenue Bonds (Walton County Water System Projects), Series 2026" in the aggregate principal amount of $_____. The Series 2026 Bonds are authorized to be issued for the purpose of providing funds to finance, in whole or in part, the cost of (a) financing the acquisition, construction and installation of the Projects and (b) paying the costs of issuing the Series 2026 Bonds.

The Series 2026 Bonds shall be payable solely from the Contract Payments. All of the covenants, agreements and provisions of this Bond Resolution shall be for the equal and proportionate benefit and security of all owners of the Bonds issued hereunder.

Section 2.02 Terms of Series 2026 Bonds.

The Series 2026 Bonds shall be dated as of their date of issuance, shall be in the form of fully registered bonds without coupons, shall be in the denomination of $5,000 or any integral multiple thereof, shall be transferable to subsequent owners as hereinafter provided, shall be numbered R-1 upward, shall bear interest (based on a 360-day year comprised of twelve thirty-day months) from the Interest Payment Date (hereinafter defined) next preceding their date of authentication to which interest has been paid (unless their date of authentication is an Interest Payment Date, in which case from such Interest Payment Date, unless their date of authentication is after a Record Date but before an Interest Payment date, in which case from the next Interest Payment Date, or unless their date of authentication is before the first Interest Payment Date, in which case from the date of issuance and delivery). The interest shall be payable on the 1st days of February and August in each year (each such date an "Interest Payment Date"), and the principal shall mature on the 1st day of August.

The principal amounts of the Series 2026 Bonds maturing on February 1 of each year together with the interest rates on each such maturity are set forth on Schedule 1 hereto.

Unless the Series 2026 Bonds are held in Book-Entry Form, the principal amount of the Series 2026 Bonds shall be payable at maturity, unless redeemed prior thereto as hereinafter provided, upon presentation and surrender thereof at the principal corporate trust office of the Paying Agent. Unless the Series 2026 Bonds are held in Book-Entry Form, interest on the Series 2026 Bonds shall be paid on each Interest Payment Date by check or draft mailed by first class mail as provided in Section 2.05 hereof, except that in the case of any owner of Series 2026 Bonds in an aggregate principal amount of at least $1,000,000 who, on or prior to any Record Date, shall supply wire transfer instructions to the Paying Agent, interest due on the Interest Payment Date next succeeding such Record Date shall be payable by wire transfer in accordance with such instructions. While the Series 2026 Bonds are held in Book-Entry Form, the principal and interest

on the Series 2026 Bonds shall be payable as provided in Section 2.11 hereof.

Regions Bank, Atlanta, Georgia, is hereby designated as the Paying Agent. The Authority may, from time to time, designate a successor Paying Agent, as approved by the County, provided said Paying Agent complies with all of the provisions of this Article and the applicable provisions of this Bond Resolution.

Section 2.03 Execution of Series 2026 Bonds.

The Series 2026 Bonds shall be executed in the name of the Authority by the manual or facsimile signature of the Chairman of the Authority and the official seal of the Authority shall be printed or impressed thereon and attested by the manual or facsimile signature of the Secretary of the Authority. In case any officer who shall have signed or sealed any of the Series 2026 Bonds shall cease to be such officer before the Series 2026 Bonds so signed and sealed have been actually authenticated and delivered, such Series 2026 Bonds shall nevertheless be authenticated and delivered as herein provided and may be issued as though the person who signed or sealed such Series 2026 Bonds had not ceased to be such officer. Any Series 2026 Bonds may be signed and sealed on behalf of the Authority by such persons as shall be the proper officers of the Authority at the actual time of the execution of such Series 2026 Bonds, even if such persons may not have been officers of the Authority at the date of issuance of such Series 2026 Bonds.

Section 2.04 Authentication of Series 2026 Bonds.

Only such Series 2026 Bonds as shall have endorsed thereon a certificate of authentication substantially in the form hereinafter set forth executed by an officer or employee of the Authenticating Agent shall be entitled to any right or benefit hereunder. No Series 2026 Bond shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been so executed by the Authenticating Agent, and such executed certificate of the Authenticating Agent upon any such Series 2026 Bond shall be conclusive evidence that such Series 2026 Bond has been authenticated and delivered hereunder. Said certificate of authentication on any Series 2026 Bond shall be deemed to have been executed by the Authenticating Agent if signed by an authorized officer or employee of the Authenticating Agent, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Series 2026 Bonds issued hereunder.

Section 2.05 Medium and Places of Payment.

The principal of and interest on the Series 2026 Bonds shall be payable in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts. The principal of the Series 2026 Bonds shall be payable upon the presentation and surrender of the Series 2026 Bonds at the principal corporate trust office of the Paying Agent for the Series 2026 Bonds. Interest on the Series 2026 Bonds shall be paid by check or draft mailed by first class mail on the date on which due by the Paying Agent to the respective owners of the Series 2026 Bonds at their addresses as they appear on the Record Date relating to such Interest Payment Date on the bond register kept by the Bond Registrar, except as provided in Section 2.02 hereof with respect to the Series 2026 Bonds. The Authority may, by supplemental resolution, provide for other methods or places of payment, including wire transfer,

as it may deem appropriate in connection with the issuance of any Additional Bonds.

Notwithstanding the foregoing, the Series 2026 Bonds shall be issued in Book-Entry Form and registered in the name of the Securities Depository or its nominee as provided in Section 2.11 hereof. All Series 2026 Bonds may have endorsed thereon such legends, text or identification numbers as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or of any securities exchange on which the Series 2026 Bonds may be listed or any usage or requirement of law with respect thereto.

Section 2.06 Registration of Transfer and Exchange of Series 2026 Bonds.

The Bond Registrar of the Authority shall maintain a register for registration of transfer of the Series 2026 Bonds. The Bond Registrar is hereby also designated as Authenticating Agent for purposes of authenticating any Series 2026 Bonds issued hereunder or issued in exchange or in replacement for Series 2026 Bonds previously issued. The Series 2026 Bonds may be registered as transferred only on the bond register of the Bond Registrar with respect to the Series 2026 Bonds. No transfer of any Series 2026 Bond shall be effective for any purpose hereunder except upon presentation and surrender of such Series 2026 Bond at the office of the Bond Registrar with a written assignment signed by the registered owner of such Series 2026 Bond in person or by a duly authorized attorney in form and with guaranty of signature satisfactory to the Bond Registrar. The Authority, its agents, the Paying Agent and the Bond Registrar may deem and treat the registered owner of any Series 2026 Bond as the absolute owner of such Series 2026 Bond for the purpose of receiving payment of the principal thereof and the interest thereon and for all purposes hereunder, notwithstanding any notice, actual or constructive, to the contrary.

Regions Bank, Atlanta, Georgia, is hereby designated as the Bond Registrar. The Authority may, from time to time, designate a successor Bond Registrar, as approved by the County, provided said Bond Registrar complies with all of the provisions of this Article and the applicable provisions of this Bond Resolution.

Upon surrender for registration of transfer of any Series 2026 Bond at the principal corporate trust office of the Bond Registrar, the Authority shall execute and the Authenticating Agent shall authenticate and deliver to the transferee or transferees a new Series 2026 Bond or Series 2026 Bonds of a like aggregate principal amount of authorized denominations and of like interest rate and maturity. Every Series 2026 Bond presented or surrendered for registration of transfer or exchange shall be duly endorsed, or be accompanied by a written instrument of transfer in form satisfactory to the Authority and the Bond Registrar duly executed by the Bondholder thereof or his attorney duly authorized in writing. The execution by the Authority of any Series 2026 Bond in denomination of $5,000 or any integral multiple thereof shall constitute full and due authorization of such denomination and the Bond Registrar shall thereby be authorized to authenticate and deliver such Series 2026 Bond. No charge shall be made to any Bondholder for the privilege of registration of transfer or exchange, but any Bondholder requesting any such registration of transfer or exchange shall pay any tax or other governmental charge required to be paid with respect thereto.

The inclusion of the foregoing provisions shall constitute a continuing request from the Authority to the Clerk of the Superior Court of Walton County, Georgia, unless the signature of

such Clerk shall appear by facsimile, to execute the certificate of validation on any replacement Series 2026 Bond issued.

Notwithstanding the foregoing in this Section, while the Series 2026 Bonds are held in Book-Entry Form, registration of transfers and exchanges shall be made in accordance with the Book-Entry System.

Section 2.07 Mutilated, Destroyed or Lost Series 2026 Bonds.

In case any Series 2026 Bond shall become mutilated or be stolen, destroyed or lost, the Authority may cause to be executed and delivered a new Series 2026 Bond of like type, date and tenor in exchange and substitution for and upon cancellation of such mutilated Series 2026 Bond, or in lieu of and in substitution for such Series 2026 Bond stolen, destroyed or lost, upon the Bondholder paying the reasonable expenses and charges of the Authority in connection therewith and, in the case of a Series 2026 Bond stolen, destroyed or lost, the filing with the Authority of evidence satisfactory to the Authority and the Paying Agent that such Series 2026 Bond was stolen, destroyed or lost, and of his ownership thereof, and furnishing the Authority with indemnity satisfactory to the Authority and the Paying Agent. If any such Series 2026 Bond shall have matured, instead of issuing a new Series 2026 Bond therefor, the Authority may pay the same.

Section 2.08 Blank Bonds; Cancellation After Exchange.

The Authority shall make all necessary and proper provisions for the transfer and exchange of the Series 2026 Bonds by the Bond Registrar and the Authority shall deliver or cause to be delivered to the Bond Registrar a sufficient quantity of blank Series 2026 Bonds duly executed on behalf of the Authority, together with the certificate of validation pertaining thereto duly executed by the Clerk of the Superior Court of Walton County, as herein provided, in order that the Bond Registrar shall at all times be able to register and authenticate the Series 2026 Bonds at the earliest practicable time in accordance with the provisions of this Bond Resolution. All Series 2026 Bonds surrendered in any exchange or registration of transfer or Series 2026 Bonds that have been paid shall be forthwith cancelled by the Bond Registrar and a record thereof duly entered in the permanent records pertaining to the Series 2026 Bonds maintained by the Bond Registrar.

Section 2.09 No Preference or Priority.

All Bonds herein authorized to be issued are of equal rank and dignity without preference, priority or distinction as to lien or otherwise as to the Contract and the Contract Payments securing the payment thereof and interest thereon.

Section 2.10 Additional Bonds.

The Authority covenants that no other bonds or obligations of any kind or nature will hereafter be issued which are payable from or enjoy a lien on the Contract Payments prior to the lien created for the payment of the Series 2026 Bonds.

It is expressly provided, however, that Additional Bonds or obligations may be issued ranking as to lien on the Contract Payments on a parity with the Series 2026 Bonds herein authorized to be issued, provided the following conditions are met:

(a) There shall be no default in the payment of principal of or interest on any Bond currently existing.

(b) An amendment to the Contract shall have been entered into between the Authority and the County to ensure payment by the County of amounts sufficient to pay the principal of and interest on the Additional Bonds proposed to be issued as the same become due and payable.

(c) The Authority shall pass proper proceedings reciting that all of the above requirements have been met, shall authorize the issuance of the Additional Bonds and shall provide in such proceedings, among other things, the date such Additional Bonds shall bear, the rate or rates of interest and maturity dates, as well as the registration and redemption provisions, if any. The interest on the Additional Bonds of any such issue shall fall due on February 1 and August 1 of each year, and the Additional Bonds shall mature in installments on August 1 or February 1, but, as to principal, not necessarily in each year or in equal installments. Any such proceeding or proceedings shall restate and reaffirm, by reference, all of the applicable terms, conditions and provisions of this Bond Resolution.

Nothing contained herein shall otherwise restrict the issuance by the Authority of (i) other obligations secured by an intergovernmental agreement substantially similar to this Contract, or (ii) obligations not secured by this Contract and which will be secured by a lien on the net revenues of the System or any portion thereof, the proceeds of which may be applied to the payment of the costs of other extensions or improvements to the System or the payment of any other project or purpose which the Authority is authorized under law to undertake.

The Authority specifically acknowledges and agrees that notwithstanding anything in this Section 2.10 to the contrary, the Authority may not borrow any money or issue any Bonds without the consent of the Board of Commissioners of the County.

Section 2.11 Book-Entry Only System.

Upon the initial issuance and delivery of the Series 2026 Bonds, the Series 2026 Bonds shall be issued in the name of DTC or its nominee, Cede & Co., as registered owner of the Series 2026 Bonds, and held in the custody of DTC or its designee. A single certificate (or such number of certificates required by the procedures of DTC) will be issued and delivered to DTC (or its designee) for the Series 2026 Bonds, and the Beneficial Owners will not receive physical delivery of certificates except as provided herein. For so long as DTC shall continue to serve as securities depository for the Series 2026 Bonds as provided herein, all transfers of beneficial ownership interests will be made by book-entry only, and no investor or other party purchasing, selling or otherwise transferring beneficial ownership of Series 2026 Bonds is to receive, hold or deliver any certificate. The Authority, the Bond Registrar and the Paying Agent will recognize DTC or its nominee as the Bondholder for all purposes, including notices.

The Authority, the Bond Registrar and the Paying Agent may rely conclusively upon (i) a certificate of DTC as to the identity of DTC's participants (the "Participants") in the Book-Entry System with respect to the Series 2026 Bonds and (ii) a certificate of any such Participant as to the identity of, and the respective principal amount of Series 2026 Bonds beneficially owned by, the Beneficial Owners.

Whenever, during the term of the Series 2026 Bonds, the beneficial ownership thereof is determined by a Book-Entry System at DTC, the requirements in this Bond Resolution of holding, delivering or transferring Series 2026 Bonds shall be deemed modified to require the appropriate person to meet the requirements of DTC as to registering or transferring the book-entry Series 2026 Bonds to produce the same effect. Any provision hereof permitting or requiring delivery of Series 2026 Bonds shall, while the Series 2026 Bonds are in the Book-Entry System, be satisfied by the notation on the books of DTC in accordance with applicable state law.

Except as otherwise specifically provided in this Bond Resolution and the Series 2026 Bonds with respect to the rights of Participants and Beneficial Owners, when a Book-Entry System is in effect, the Authority may treat DTC (or its nominee) as the sole and exclusive owner of the Series 2026 Bonds registered in its name for the purposes of (i) payment of the principal of and interest on the Series 2026 Bonds or portion thereof to be redeemed or purchased, (ii) giving any notice permitted or required to be given to Bondholders under this Bond Resolution, and (iii) the giving of any direction or consent or the making of any request by the Bondholders hereunder, and the Authority shall be effected by any notice to the contrary. The Authority, the Bond Registrar and the Paying Agent will not have any responsibility or obligations to DTC, any Participant, any Beneficial Owner or any other person which is not shown on the Register, with respect to (i) the accuracy of any records maintained by DTC or any Participant; (ii) the payment by DTC or by any Participant of any amount due to any Beneficial Owner in respect of the principal amount or redemption or Purchase Price of, or interest on, any Series 2026 Bonds; (iii) the delivery of any notice by DTC or any Participant; (iv) the selection of the Participants or the Beneficial Owners to receive payment in the event of any partial redemption of the Series 2026 Bonds; or (v) any consent given or any other action taken by DTC or any Participant. The Paying Agent shall pay all principal of and interest on the Series 2026 Bonds registered in the name of a nominee of DTC only to or "upon the order of" DTC, and all such payments shall be valid and effective to fully satisfy and discharge the Authority's obligations with respect to the principal of and interest on such Series 2026 Bonds to the extent of the sum or sums so paid.

The Book-Entry System may be discontinued by the Authority, and the Authority will cause the delivery of certificates to such Beneficial Owners of the Series 2026 Bonds and the registration in the names of such Beneficial Owners as shall be specified to the Bond Registrar by DTC in writing, if DTC determines to discontinue providing its service with respect to the Series 2026 Bonds and no successor securities depository is appointed. Such a determination may be made at any time by giving 30 days' notice to the Authority and discharging its responsibilities with respect thereto under applicable law.

In the event the Book-Entry System is discontinued, the Authority, the Paying Agent or the Bond Registrar shall mail a notice to DTC for distribution to the Beneficial Owners stating (1) that DTC will no longer serve as securities depository, (2) the procedures for obtaining Series 2026

Bonds and (3) the provisions of this Bond Resolution which govern the Series 2026 Bonds, including, but not limited to, provisions regarding authorized denominations, registration of transfer and exchange, principal and interest payment and other related matters.

When the Book-Entry System is not in effect, all references herein to DTC shall be of no further force or effect and the Authority shall issue Series 2026 Bonds directly to the Beneficial Owners.

If Series 2026 Bonds are issued as book-entry bonds, the form of said Series 2026 Bonds shall contain the following text:

> *Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Walton County Water and Sewerage Authority (the "Authority") or its agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof Cede & Co., has an interest herein.*
>
> *The Authority has established a Book-Entry System of registration for this Bond. Except as specifically provided otherwise in the hereinafter defined Bond Resolution, Cede & Co., as nominee of The Depository Trust Company, will be the registered owner and will hold this Bond on behalf of each beneficial owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, each beneficial owner of this Bond shall be deemed to have agreed to such arrangement. Cede & Co., as registered owner of this Bond, will be treated as the owner of this Bond for all purposes.*
>
> *DTC may discontinue providing its services as depository with respect to this Bond at any time by giving reasonable notice to the Authority or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.*

Section 2.12 Form of Series 2026 Bonds.

The Series 2026 Bonds, the form of assignment, the form of authentication certificate and the certificate of validation shall be in substantially the form in Exhibit A attached hereto, with such appropriate variations, omissions, substitutions and insertions as are permitted or required hereby and may have such letters, numbers or other marks of identification and such legends and endorsements placed thereon, as may be required to comply with any applicable laws or rules or regulations, or as may, consistently herewith, be determined by the officers executing such Series 2026 Bonds, as evidenced by their execution.

[END OF ARTICLE II]

ARTICLE III.

REDEMPTION OF SERIES 2026 BONDS BEFORE MATURITY

Section 3.01 Optional and Mandatory Sinking Fund Redemption.

Optional Redemption. The Series 2026 Bonds maturing on or after February 1, 20___ are redeemable at the option of the Authority, as directed by the County, in whole or in part at any time and in any order of maturity, not earlier than February 1, 20___, from any moneys available therefor, at a redemption price of 100% of principal amount of such bonds, plus accrued interest to the redemption date.

Mandatory Redemption of Series 2026 Bonds. The Series 2026 Bonds maturing on February 1, 20__, are subject to mandatory sinking fund redemption on February 1, 20__, and on each August 1 thereafter to and including February 1, 20__, in the principal amount set forth in the table below (after credit as provided below), at a redemption price equal to 100% of the principal amount to be redeemed plus interest due thereon on such redemption date (the February 1, 20__ amount to be paid rather than redeemed):

February 1 of the Year	Principal Amount

_____

+ Final Maturity

Section 3.02 Method of Redemption.

In the event of a partial redemption of the Series 2026 Bonds, the particular maturity or maturities to be redeemed shall be selected by the Authority as directed by the County. If less than all of the Series 2026 Bonds of a maturity are to be called for redemption, the particular certificates of such maturity or portions thereof in the case of bonds in principal amounts greater than $5,000 to be redeemed shall be selected by lot in such manner as may be designated by DTC, when in book-entry form and by the Paying Agent, when not in book-entry form.

Section 3.03 Revised Schedule of Contract Payments.

Upon the partial redemption of any of the Series 2026 Bonds, the Paying Agent shall provide the Authority and the County with an updated schedule of Contract Payments for the coming Fiscal Year which schedule shall take into account such redemption and shall be and become for all purposes thereafter Schedule 1 to the Contract setting forth the Contract Payments.

Section 3.04 Redemption Account.

Moneys to be used for redemption of Series 2026 Bonds shall be deposited in a sub-account in the Sinking Fund, which shall be a special account to be held in trust by the Sinking Fund

Custodian, separate and apart from all other accounts. At such time as any moneys are deposited with the Sinking Fund Custodian for the purpose of redeeming in whole or in part the portion of the principal on the Series 2026 Bonds, the Sinking Fund Custodian shall establish and maintain a separate account in the Sinking Fund for the Authority to be held in its name and designated as the "Redemption Account." Said moneys shall be set aside in the Redemption Account solely for the purpose of redeeming the principal on such Series 2026 Bonds in advance of their maturity dates and shall be applied on the date designated for redemption to the payment of the principal and interest components on the Series 2026 Bonds with respect to the Series 2026 Bonds to be redeemed upon presentation and surrender of such Series 2026 Bonds.

Section 3.05 Notice of Redemption; Deposit of Moneys; Written Designation.

(a) Notice of the call for any redemption, identifying the Series 2026 Bonds (or the portions thereof) to be redeemed and specifying the terms of such redemption, shall be given by the Paying Agent (upon being satisfactorily indemnified as to expenses) by mailing a copy of the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Series 2026 Bond to be redeemed in whole or in part at the address shown on the books of the Bond Registrar maintained pursuant to Section 2.06 hereof; provided, however, that failure to give such notice by mailing, or any defect therein, shall not affect the validity of the proceedings for the redemption of any Series 2026 Bond or portion thereof with respect to which no such failure has occurred. Any notice mailed as provided in this Section shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice.

(b) If at the time of mailing of notice of redemption there shall not have been deposited with the Paying Agent moneys sufficient to redeem all the Series 2026 Bonds called for redemption, which moneys are or will be available for redemption of Series 2026 Bonds, such notice shall state that it is conditional upon the deposit of the redemption moneys with the Paying Agent not later than the opening of business on the redemption date, and such notice shall be of no effect unless such moneys are so deposited.

(c) On or prior to the date fixed for any redemption of Series 2026 Bonds, the moneys required for such redemption shall be deposited with the Paying Agent by the County in accordance with the Contract. All Series 2026 Bonds called for redemption shall cease to bear interest after the specified redemption date, provided that sufficient funds for redemption are on deposit with the Paying Agent.

Section 3.06 Effect of Additional Bonds.

In the event Additional Bonds are hereafter issued by the Authority, the Authority covenants and agrees that it will not optionally redeem the Series 2026 Bonds, or any such Additional Bonds, from moneys in the Sinking Fund unless and until the Sinking Fund is at its proper balance. It is expressly understood and agreed that should the Authority hereafter elect to issue Additional Bonds, as herein authorized, it shall have the right to redeem the Bonds of any such future issue or issues before it redeems the Series 2026 Bonds, or it may redeem the Series 2026 Bonds before it redeems the Bonds of any such future issue or issues, or it may redeem some of the Series 2026 Bonds and some of the Bonds or any such future issue or issues at the same

time.

[END OF ARTICLE III]

ARTICLE IV.

CUSTODY AND APPLICATION OF PROCEEDS; COST OF ISSUANCE FUND

Section 4.01 Application of Bond Proceeds.

The net proceeds of the sale of the Series 2026 Bonds (par, plus net original issue premium, less underwriter's discount), shall be used and applied as follows:

(1) $_____ shall be deposited into the Project Fund to pay the costs of a portion of the Projects; and

(2) $_____ shall be deposited into the Cost of Issuance Fund to pay the costs of issuance of the Series 2026 Bonds.

Notwithstanding the foregoing, if the Chairman of the Authority shall determine that a different application of proceeds is required to carry out the purposes of this Bond Resolution, the different application of funds, may be provided for in a supplemental resolution of the Authority or the Chairman may provide for such different application of funds in the authentication order to be delivered at the time of issuance of the Series 2026 Bonds.

Section 4.02 Project Fund.

(a) A special trust fund is hereby created for the benefit of the Bondholders and designated the "Walton Water and Sewerage Authority Project Fund – Walton County Water System Projects, Series 2026." There shall be deposited with the Project Fund Custodian the amount to be specified in Section 4.01 above, and any other funds acquired for this purpose by gift, donation, grant or otherwise. All moneys deposited into the Project Fund shall be held in trust by the Project Fund Custodian separate from other deposits of the Authority and the County.

(b) Unless amended in writing by the Authority and the County, the acquisition, construction, and installation related to the Projects shall be accomplished in accordance, or substantially in accordance, with the Project Report prepared in connection with the Projects, which shall be recorded in the Minute Book of the County, and the Project Report, by this reference thereto, is incorporated herein and made a part hereof.

(c) The moneys in the Project Fund shall be held by the Project Fund Custodian and withdrawn and applied to pay costs of the Projects in accordance with, or substantially in accordance with, the Project Report unless amended in writing by the Authority and the County. Any moneys in the Project Fund not presently needed for the payment of current obligations during the course of construction may be invested in Permitted Investments upon the written direction of an authorized representative of the County, and proper evidence of the same being delivered to the Project Fund Custodian. Any such securities shall be held by the Project Fund Custodian for the account of the Project Fund until maturity or until sold, and at maturity or upon such sale, the proceeds received therefrom, including interest income and premium, if any, shall be immediately deposited into the Project Fund and shall be disbursed in the manner and for the purposes hereinafter set forth.

(d) Withdrawals from the Project Fund may be made for the purpose of paying the cost of the undertaking herein contemplated or contemplated by a supplemental resolution, including the purchase of such property and equipment as may be useful in connection therewith, including, but not limited to: (i) the cost of indemnity and fidelity bonds either to secure deposits in the Project Fund or to insure the faithful completion of any contract pertaining to said improvements; (ii) any taxes or any charges lawfully levied or assessed against the undertaking; (iii) fees and expenses of consulting engineers for engineering studies, surveys and estimates, and the preparation of plans and supervising the construction; (iv) legal expenses and fees and all other items of expense not elsewhere in this Section specified incident to said undertaking; (v) payments made for labor, contractors, builders and materialmen in connection with the improvements contemplated by the undertaking and payment for machinery and equipment and for the restoration of property damaged or destroyed in connection therewith and the repayment of advances or loans made for the purpose of paying any of the aforementioned costs; (vi) the cost of acquiring by purchase, and the amount of any award or final judgment in any proceeding to acquire by condemnation, lands and rights of way necessary for the improvements and appurtenances in connection therewith, and options and payments thereon, and any easements or rights or any damages incident to or resulting from the making of such improvements; and (vii) to reimburse the Authority or the County for the advance payment of costs pertaining to the undertaking prior to the receipt of the proceeds derived from the sale of the Series 2026 Bonds.

(e) Before any moneys are disbursed, there shall be filed with the Project Fund Custodian: (i) a requisition for such payment stating each amount to be paid, the circumstances of such obligation and the name of the person, firm or corporation to whom payment thereof is due; and (ii) a certificate attached to the requisition and certifying: (1) that an obligation in the stated amount has been incurred, is a proper charge against the Project Fund and has not been paid; (2) a bill or statement of account for such obligation, or a copy thereof, is attached to the requisition or is on file in the office of the Chief Financial Officer of the County; (3) that they have no notice of any vendor's, mechanic's or other liens or rights to liens, security interests, chattel mortgages or conditional sales contracts, which should be satisfied or discharged before such payment is made; (4) that such requisition contains no item representing payment on account or any retained percentages which the Authority or the County is, at the date of such certificates, entitled to retain; and (5) that insofar as such obligation was incurred for work, materials, supplies or equipment in connection with the undertaking, such work was actually performed or such materials, supplies or equipment were actually installed in or about the construction or delivered at the site of the work for that purpose. The requisition shall be signed by a duly authorized representative of the Authority and approved by a duly authorized representative of the County. A form of such requisition is attached hereto as Exhibit C.

Section 4.03 Completion of Projects.

If upon the completion of the Projects any moneys remain in the Project Fund, such remaining moneys shall be transferred to the Sinking Fund and shall be used to pay the next occurring principal amount due on the Series 2026 Bonds.

Section 4.04 Cost of Issuance Fund.

There is hereby created by the Authority and ordered established with the Cost of Issuance Depository a special trust fund to be designated "Walton County Water and Sewerage Authority Cost of Issuance Fund, Series 2026." There shall be deposited with the Cost of Issuance Fund Depository, the amounts to be specified in Section 4.01 above, and any other funds acquired for this purpose by gift, donation, grant or otherwise. All moneys deposited into the Cost of Issuance Fund shall be held in trust by the Cost of Issuance Fund Depository separate from other deposits of the Authority and the County.

Section 4.05 Cost of Issuance Fund Requisition Procedure.

All payments from the Cost of Issuance Fund shall be made upon checks signed or bank wires authorized by authorized signatories of the Cost of Issuance Fund Depository, on behalf of the County, or by officers of the County properly authorized to sign on its behalf, but before they shall sign any such checks or authorize any such bank wire there shall be filed with the Cost of Issuance Fund Depository: (a) a requisition for such payment (the above-mentioned checks and bank wires may be deemed a requisition for the purpose of this Section), stating each amount to be paid and the name of the person, firm or corporation to whom payment thereof is due; (b) a certificate attached to the requisition and certifying that an obligation in the stated amount has been incurred, and that the same is a proper charge against the Cost of Issuance Fund and has not been paid (or is a reimbursement to the County for previously paying such obligation), specifying the purpose and circumstances of such obligation in reasonable detail and to whom such obligation is owed, accompanied by the bill or statement of account for such obligation, or a copy thereof. If upon payment of all of the costs of issuance of the Series 2026 Bonds any moneys remain in the Cost of Issuance Fund, such remaining moneys shall be transferred to the Sinking Fund and shall be used to pay the next occurring principal amount due on the Series 2026 Bonds.

[END OF ARTICLE IV]

ARTICLE V.

PLEDGE OF CONTRACT AND CONTRACT PAYMENTS; SINKING FUND; DEFEASANCE

Section 5.01 Pledge of Contract and Contract Payments; Creation of Sinking Fund.

The Contract and the Contract Payments are hereby pledged to the payment of the Bonds, and the Contract and the Contract Payments so pledged shall immediately be subject to the lien of this pledge without any physical delivery thereof or further acts, and the lien of this pledge shall be valid and binding against the Authority and the County and against all parties having claims of any kind against them, whether such claims shall have arisen in contract, tort or otherwise and irrespective of whether or not such parties have notice hereof.

There is hereby created a special trust fund for the benefit of the owners of the Bonds designated as "Walton County Water and Sewerage Authority Sinking Fund – Walton County Water System Projects, Series 2026" (the "Sinking Fund"). There shall be paid into the Sinking Fund, on or prior to February 1 and August 1 each year, the amount required to pay the Contract Payments. The Contract Payments made by the County pursuant to the Contract (except payments required pursuant to subparagraphs (e) and (f) of Section 5.03 hereof) shall be deposited directly into the Sinking Fund. Moneys deposited in the Sinking Fund shall be used to pay the principal of and interest on the Bonds when due, whether at maturity or by proceedings for mandatory redemption.

Section 5.02 Sinking Fund as a Trust Fund; Investment of Moneys.

The Sinking Fund shall be kept as a trust account for the benefit of the owners of the Bonds separate from other deposits of the Authority and the County. Moneys on deposit in the Sinking Fund shall be invested only in Sinking Fund Investments upon the written direction of the County. Any such securities shall be held by the Sinking Fund Custodian for the account of the Sinking Fund until maturity or until sold. Except as provided below, at the maturity or upon such sale, the proceeds received therefrom, including interest income and premium, if any, shall be immediately deposited into the Sinking Fund and shall be disbursed in the manner and for the purposes herein set forth.

Section 5.03 Sinking Fund Disbursements.

Subject to the terms and conditions set forth in this Bond Resolution, moneys in the Sinking Fund shall be disbursed for (a) the payment of the interest on the Bonds secured hereby as such interest becomes due and payable; (b) the payment of the principal of the Bonds secured hereby as same becomes due and payable, either at maturity or by proceedings for mandatory redemption; (c) the optional or mandatory redemption of Bonds secured hereby before maturity at the price and under the conditions provided therefor in Article III hereof; (d) the purchase of Bonds in the open market; provided, however, the price paid shall not exceed the authorized call price; (e) the payment of charges for paying the Bonds and interest thereon and the charges for the registration

of the Bonds secured hereby and their transfer or exchange in accordance with the terms thereof; and (f) the payment of any charges for investment services, including, but not limited to the fees of the custodians and depositories.

Section 5.04 Cancellation and Destruction.

All Bonds paid, purchased or redeemed, either at or before maturity, shall be cancelled and destroyed and such Bonds shall not be reissued. A record of such destruction shall be made and preserved in the permanent records of the Bond Registrar pertaining to such Bonds and in the permanent records of the Authority.

Section 5.05 Defeasance.

If (a) the Authority shall pay or cause to be paid to the Bondholders the principal of and the interest to become due thereon at the times and in the manner stipulated therein and herein, (b) all fees, charges and expenses of the Paying Agent, Bond Registrar, depositories and custodians shall have been paid or provision for such payment has been made, and (c) the Authority shall keep, perform and observe all of its agreements in the Bonds and herein expressed as to be kept, performed and observed by it or on its part, then these presents and the rights hereby granted shall cease, determine and be discharged.

The Bonds shall be deemed to be paid within the meaning of this Bond Resolution if (a) sufficient moneys shall have been irrevocably deposited with the Paying Agent to pay the same when they become due, or (b) there shall have been irrevocably deposited with the Paying Agent moneys or Government Obligations, which, without any reinvestment thereof or of the interest thereon, will produce moneys sufficient (as evidenced by an opinion or report of an independent certified public accountant or firm thereof) to pay the same when they become due (whether upon or prior to the stated maturity or the redemption date of the Bonds); provided, however, that if any of the Bonds are to be redeemed prior to their stated maturity, notice of such redemption shall have been duly given as provided herein or irrevocable arrangements satisfactory to the Paying Agent shall have been made for the giving thereof.

[END OF ARTICLE V]

ARTICLE VI.

DEPOSITORIES AND CUSTODIANS; SECURITIES FOR DEPOSITS

Section 6.01 Depository; Security for Deposits.

(a) Except as otherwise provided in this Bond Resolution, all moneys received by the Authority under the terms hereof shall, subject to the giving of security as hereinafter provided, be deposited with the proper Depository or Custodian in the name of the Authority. All moneys deposited under the provisions of this Bond Resolution shall be applied in accordance with the terms and for the purposes set forth in this Bond Resolution and shall not be subject to lien or attachment or any type of security interest by any creditor of the Authority or the County.

(b) No moneys belonging to any of the funds created hereunder shall be deposited or remain on deposit with the Depository or Custodian in an amount in excess of the amount guaranteed by the Federal Deposit Insurance Corporation, unless such institution shall have pledged for the benefit of the Authority and the owners of the Bonds as collateral security for the moneys deposited, direct obligations of or obligations the principal and interest of which are unconditionally guaranteed by the United States of America, or other marketable securities eligible as security for the deposit of trust funds under regulations of the Board of Governors of the Federal Reserve Bank and having a market value (exclusive of accrued interest) at least equal to the amount of such deposits.

Section 6.02 Designation of Depository and Custodian; Successor Depository and Custodian.

Regions Bank, Atlanta, Georgia, is hereby designated as the Sinking Fund Custodian, the Cost of Issuance Fund Depository and the Project Fund Custodian. The Authority may, from time to time, designate a successor Custodian or Depository, as approved by the County, provided said Custodian or Depository complies with all of the provisions of this Article and the applicable provisions of this Bond Resolution.

In the event the Sinking Fund Custodian and the Paying Agent for all Bonds then outstanding are the same bank acting in both capacities, then the Sinking Fund Custodian shall, without any further direction on the part of or any further authorization from the Authority, use and disburse the moneys in the Sinking Fund as provided in this Bond Resolution; except that, if, as provided under Article III of this Bond Resolution, it redeems or buys any Bonds issued hereunder with moneys in the Sinking Fund, then proper authorization and direction from the governing bodies of the Authority and the County shall be furnished for such use and disbursement of said moneys.

In the event the Sinking Fund Custodian and the Paying Agent for all Bonds then outstanding are not the same bank, then the Sinking Fund Custodian shall transfer to the Paying Agent from moneys held in the Sinking Fund, in immediately available funds, moneys in amount and at or before such times as shall be required to make the disbursements required pursuant to Section 5.03 hereof.

[END OF ARTICLE VI]

ARTICLE VII.

PARTICULAR COVENANTS

Section 7.01 Payment.

The Authority shall promptly pay the principal of and interest on every Bond issued hereunder and secured hereby at the place, on the dates and in the manner herein, in any supplemental resolution adopted by the Authority in connection with the issuance of any Additional Bonds, and in the Bonds, according to the true intent and meaning thereof. The principal of and interest on the Bonds are payable solely out of the Contract Payments.

Section 7.02 Liens.

The Authority shall not create, or permit to be created, any charge, lien or encumbrance or any security interest in or on the Contract Payments or the Contract ranking prior to or equal with the lien on the Contract Payments and the Contract created to secure payment of the Bonds.

Section 7.03 Non-Arbitrage and Tax Covenants.

The Authority covenants and agrees for the benefit of the Bondholders that so long as the Series 2026 Bonds remain outstanding, it will not intentionally cause any proceeds of the Series 2026 Bonds to be used to acquire higher yielding investments, except as may be otherwise permitted by Section 148 of the Code, and that it will comply with, and take such action and make such payments as may be permitted or required by Section 148(f) of the Code, to insure that the Series 2026 Bonds do not constitute "arbitrage bonds" within the meaning of Section 148(a) of the Code.

The Authority hereby covenants and agrees that it will expend the proceeds from the sale of the Series 2026 Bonds and will take such action as may be necessary so that the interest on the Series 2026 Bonds will be and will remain excluded from the gross income of the owner thereof for federal income tax purposes, including, without limitation, compliance with provisions of Sections 141- 149 of the Code, as applicable.

Section 7.04 Authorization of Execution of 8038-G, Tax and Non-Arbitrage Certificate, Tax Policy and Other Documents.

The Chairman of the Authority is hereby authorized to execute and file with the Internal Revenue Service an Information Return for Tax-Exempt Governmental Obligations, Form 8038-G. The Chairman of the Authority is hereby authorized to execute and deliver a certification, based upon facts, estimates and circumstances, as to reasonable expectations regarding the amount, expenditure and use of the proceeds of the Series 2026 Bonds, as well as such other documents as may be necessary or desirable in connection with the issuance and delivery of the Series 2026 Bond. The Chairman of the Authority is hereby authorized to execute and deliver on behalf of the Authority an arbitrage regulatory agreement or similar agreement with an arbitrage rebate consultant or any other entity which may be from time to time a custodian of any of the funds created hereunder or under this Bond Resolution in order to comply with the arbitrage restrictions

contained in Section 148 of the Code. Such agreement shall be in a form satisfactory to the Chairman of the Authority and the execution of such agreement by the Chairman of the Authority shall be conclusive evidence of such approval.

[END OF ARTICLE VII]

ARTICLE VIII.

EVENTS OF DEFAULT; REMEDIES

Section 8.01 Events of Default.

Each of the following events is hereby declared an "Event of Default:" (a) payment of the principal of any of the Bonds shall not be made when the same shall become due and payable, at maturity or by proceedings for mandatory redemption or optional redemption; or (b) payment of any installment of interest shall not be made when the same becomes due and payable; or (c) the Authority shall, for any reason, be rendered incapable of fulfilling its obligations hereunder; or (d) the Authority shall make a default in the due and punctual performance of any other of the covenants, conditions, agreements or provisions contained in the Bonds or in this Bond Resolution, on the part of the Authority to be performed, and such default shall continue for thirty (30) days after written notice, specifying such default and requiring same to be remedied, shall have been given to the Authority by any Bondholder; provided, however, if the default stated in the notice cannot be corrected within such 30-day period, it shall not be a default hereunder if the Authority shall institute corrective action and diligently pursue it until the default is cured; or (e) an event of default shall occur under the Contract.

Section 8.02 Remedies.

Upon the happening and continuance of any Event of Default, as provided in Section 8.01 hereof, then and in every such case any Bondholder may proceed, subject to the provisions of Section 8.04 hereof, to protect and enforce the rights of the Bondholders hereunder by a suit, action or special proceedings in equity, or at law, for the special performance of any covenant or agreement contained herein or in aid or execution of any power herein granted, or for the enforcement of any proper legal or equitable remedy as such Bondholder shall deem most effectual to protect and enforce the rights aforesaid, insofar as such may be authorized by law.

Section 8.03 Restoration.

In case any proceeding taken by any Bondholder on account of any default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to such Bondholder, then and in every such case the Authority and the Bondholders shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Bondholders shall continue as though no such proceedings had been taken.

Section 8.04 Equal Benefit.

No one, or more, owners of the Bonds secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of such outstanding Bonds.

Section 8.05 Nonexclusivity of Remedies.

No remedy herein conferred upon the Bondholders is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, or by statute.

Section 8.06 No Waiver.

No delay or omission of any Bondholder to exercise any right or power accruing upon any default occurring and continuing as aforesaid, shall impair any such default or be construed as an acquiescence therein and every power and remedy given by this Article to the owners of the Bonds, respectively, may be exercised from time to time and as often as may be deemed expedient.

[END OF ARTICLE VIII]

ARTICLE IX.

SUPPLEMENTAL PROCEEDINGS

Section 9.01 Adoption of Supplemental Proceedings.

The Authority may, with the approval of the Bondholders as set forth in Section 9.03 hereof, from time to time and at any time, adopt such resolution or resolutions supplemental hereto as shall be deemed necessary or desirable for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Bond Resolution or in any supplemental resolution or in the Bonds; provided, however, that nothing herein contained shall permit, or be construed as permitting: (a) the extension of the maturity of any Bond issued hereunder; (b) the reduction in the principal amount of any Bond or the alteration of the rate or rates of interest thereon or any other modification of the terms of payment of such principal or interest; (c) the reduction of the percentage of the principal amount of Bonds required for consent to such supplemental resolution; (d) the creation of any lien on the Contract Payments or the Contract prior to or superior to the lien created as the security for the payment of the Bonds. A modification or amendment of the provisions with respect to the Sinking Fund is not to be deemed a change in the terms of payment.

Nothing herein contained, however, shall be construed as making necessary the approval by the Bondholders of any resolution not inconsistent with the terms and provisions of this Bond Resolution, or any resolution adopted (a) in connection with the issuance of one or more series of Series 2026 Bonds in accordance with the terms of this Bond Resolution; (b) to cure any ambiguity or formal defect or omission in this Bond Resolution or in any supplemental proceedings; (c) to provide for the issuance of Additional Bonds in accordance with the terms of this Bond Resolution (including without limitation the addition of events of default and remedies relating to any Additional Bonds hereafter incurred by the Authority); (d) to grant any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Bondholders by the Authority; (e) to further expand or clarify the amounts required to be paid into the Sinking Fund and the timing thereof; (f) to modify, amend or supplement this Bond Resolution or any proceedings supplemental hereto in such manner as to permit the qualification of this Bond Resolution under the Trust Indenture Act of 1939 or any federal statute hereinafter in effect; (g) to make any modifications or amendment of this Bond Resolution required in order to make the Bonds eligible for acceptance by The Depository Trust Company or any similar holding institution or to permit the issuance of the Bonds in book-entry form; (h) to modify any provisions of this Bond Resolution in any respect provided that such modification shall not be effective until after the Bonds outstanding immediately prior the effective date of such supplemental resolution shall cease to be outstanding or constitute a majority of all Bonds and further provided that any Bonds issued contemporaneously with or after the effective date of such supplemental proceedings shall contain a specific reference to the modifications contained in any such subsequent proceedings; or (i) to make any other changes that in the opinion of counsel are not materially adverse to the interests of the Bondholders.

Section 9.02 Notice.

After any supplemental resolution requiring the consent of the Bondholders shall have been adopted, the Authority shall cause a notice of the adoption of such resolution to be mailed by first class mail, postage prepaid, to all registered owners of Bonds appearing on the bond registration book kept by the Bond Registrar.

Section 9.03 Required Approval.

No such supplemental resolution requiring the consent of the Bondholders shall become effective unless the owners of at least fifty-one percent (51%) in aggregate principal amount of the Bonds issued hereunder then outstanding shall have filed with the Secretary of the Authority within three months after the date of adoption of such resolution properly executed instruments approving the adoption of such supplemental resolution, each such instrument to be accompanied by proof of ownership of the Bonds to which such instrument refers, which proof shall be such as is permitted by the provisions of Section 9.06 hereof.

Section 9.04 Legal Action.

Any action or proceeding in any court objecting to such supplemental resolution or to any of the terms and provisions therein contained or the operation thereof, or the execution by any Bondholder of any instrument purporting to approve the adoption of such resolution, or to enjoin or restrain the Authority from taking any action pursuant to the provisions thereof, must be commenced within 30 days after the Authority shall have determined that the owners of at least fifty-one percent (51%) in aggregate principal amount of the Bonds then outstanding, have approved the adoption of such supplemental resolution.

Upon the expiration of such 30 day period, or, if any such action or proceedings shall be commenced, upon any judgment or decree sustaining such supplemental resolution becoming final, this Bond Resolution shall be, and be deemed to be, modified and amended in accordance with such supplemental resolution, and the respective rights, duties and obligations under this Bond Resolution and all owners of outstanding Bonds shall thereafter be determined, exercised and enforced hereunder; subject, in all respects, to such modifications and amendments.

Section 9.05 Incorporation.

Any supplemental resolution adopted and becoming effective in accordance with the provisions of this Article shall thereafter form a part of this Bond Resolution and all conditions of this Bond Resolution for any and all purposes, and shall be effective as to all owners of Bonds then outstanding and no notation or legend of such modifications and amendments shall be required to be made thereon.

Whenever referred to herein as "supplemental resolution" same shall be construed to mean such action as shall be taken by the Authority, as may be required to comply with the law then in force and effect.

Section 9.06 Proof of Ownership.

Any request, waiver, direction, consent or other instrument required by this Bond Resolution to be signed or executed by Bondholders may be in any number of concurrent writings of similar tenor and may be signed or executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such instrument, or of the written appointment of such agent, and of the ownership of Bonds, if made in the following manner, shall be sufficient for any purpose of this Bond Resolution and shall be conclusive in favor of the Authority with regard to any action taken under such instrument:

(a) The fact and date of the execution by any person of any such instrument may be proved by the certificate of any officer in any jurisdiction, who by the laws thereof, has power to take acknowledgments within such jurisdiction, to the effect that the person signing such instrument acknowledged before him the execution thereof, or by an affidavit of a witness to such execution.

(b) The fact of the ownership of the Bonds therewith shall be determined and proved by reference to the bond registration book kept by the Bond Registrar for such issue or issues of Bonds and the Authority may conclusively assume that such ownership continues until written notice to the contrary is served upon it.

Any request or consent of the owner of any Bond shall bind every future owner of the same Bond in respect of anything done by the Authority pursuant to such request or consent.

Section 9.07 Amendments to Contract.

The Authority and the County, from time to time and at any time, subject to the conditions and restrictions in the Contract, may modify, amend, or supplement the Contract.

[END OF ARTICLE IX]

ARTICLE X.

MISCELLANEOUS PROVISIONS

Section 10.01 Severability.

In case any one or more of the provisions of this Bond Resolution, or the Bonds issued hereunder, shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Bond Resolution or the Bonds, but this Bond Resolution and the Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained therein.

Section 10.02 General Authority.

Any officer of the Authority is hereby authorized to execute and deliver all other documents and certificates necessary to affect the transactions contemplated by this Bond Resolution and to make covenants on behalf of the Authority. All actions heretofore taken and all documents heretofore executed in connection with the transactions contemplated by this Bond Resolution are hereby ratified and approved. If the Chairman or Secretary is unable or unwilling to carry out the transactions contemplated by the terms of this Bond Resolution or to execute any documents authorized herein, including but not limited to the Series 2026 Bonds, the Vice-Chairman and Assistant Secretary are hereby authorized to act/sign on behalf of the Chairman and Secretary, respectively.

Section 10.03 Bond Resolution as Contract.

The provisions of this Bond Resolution shall constitute a contract by and among the Authority, the County and the owners of the Bonds authorized to be issued hereunder, and after the issuance of the initial series of Series 2026 Bonds, this Bond Resolution shall not be repealed or amended in any respect which will adversely affect the rights and interest of the owners of the Bonds, nor shall the Authority pass any proceedings in any way adversely affecting the rights of such owners or issuers, so long as any of the Bonds authorized by this Bond Resolution, or the interest thereon, shall remain unpaid; provided, however, that this covenant shall not be construed as prohibiting modifications hereof or amendments hereto to the extent and in the manner as provided in Article IX hereof.

The provisions of this Bond Resolution and every appropriate sentence hereof shall be construed as including and as being applicable to any Additional Bonds issued by the Authority, as well as to the Series 2026 Bonds, and any Additional Bonds issued by the Authority shall be treated for all intents and purposes, unless otherwise specifically stated, just as if they had been issued together with the Series 2026 Bonds and pursuant to the terms of this Bond Resolution.

Any subsequent proceedings authorizing the issuance of Additional Bonds issued by the Authority as provided in this Bond Resolution shall in no way conflict with the terms and conditions of this Bond Resolution, but shall, for all legal purposes, reaffirm all of the applicable covenants, agreements and provisions of this Bond Resolution for the equal protection and benefit of the Bondholders.

Section 10.04 Authorization of Disclosure Documents.

The use and distribution of the Preliminary Official Statement are hereby authorized and approved. The Chairman of the Authority is hereby authorized to execute and deliver the Official Statement for and on behalf of the Authority, and the Official Statement shall be in substantially the form of the Preliminary Official Statement, subject to such minor changes, insertions or omissions as may be approved by the Chairman of the Authority, and the execution of said Official Statement by the Chairman of the Authority as hereby authorized shall be conclusive evidence of any such approval. The distribution of the Official Statement for and on behalf of the Authority is hereby authorized and approved. The Authority hereby "deems final" the Preliminary Official Statement as of its date in accordance with Rule 15c2-12 ("Rule 15c2-12") promulgated by the Securities and Exchange Commission under the Securities and Exchange Act of 1934 and the Chairman of the Authority or the Vice-Chairman of the Authority is hereby authorized and directed to execute a certificate to that effect.

Section 10.05 Payments Due on Saturday, Sunday or Holiday.

If a payment on the Series 2026 Bonds is due on a Saturday, Sunday or any day that the principal office of the Paying Agent is authorized or required by law to remain closed, such payment shall be made on the next succeeding Business Day with the same force and effect as if such payment had been made on the original due date.

Section 10.06 Validation.

The Series 2026 Bonds herein authorized shall be validated in the manner provided by law, and to that end notice of the adoption of this Bond Resolution and a copy thereof shall be served upon the District Attorney of the Alcovy Judicial Circuit, in order that proceedings for the above purpose be instituted in the Superior Court of the Walton County.

Section 10.07 Repealer.

Any and all resolutions or parts of resolutions in conflict with this Bond Resolution this day adopted be and the same are hereby repealed, and this Bond Resolution shall be in full force and effect from and after its adoption.

Section 10.08 Waiver of Performance Audit.

The Authority will not conduct any performance audit or performance review with respect to the Series 2026 Bonds as such terms are described in Section 36-82-100, Official Code of Georgia Annotated, and hereby ratifies and/or authorizes the publication of the requisite public notice of the Authority's waiver of public accountability in the legal organ of Walton County.

Section 10.09 Authorization of Contract.

The execution, delivery and performance of the Contract, a copy of which is attached hereto as Exhibit B, are hereby authorized. The Contract shall be in substantially the form attached

hereto, with such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman of the Authority, and the execution and delivery by the Chairman or Vice-Chairman as hereby authorized shall be conclusive evidence of the approval of any such changes, insertions or omissions.

Section 10.10 Authorization of Bond Purchase Agreement.

The execution, delivery and performance of the Bond Purchase Agreement, by and among the Authority, the County and Stifel, Nicolaus & Company, Incorporated are hereby authorized. The Bond Purchase Agreement shall be in substantially the form presented at this meeting, with such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman of the Authority, and the execution and delivery by the Chairman or Vice-Chairman as hereby authorized shall be conclusive evidence of the approval of any such changes, insertions or omissions.

[END OF ARTICLE X]

This Bond Resolution adopted by the Authority on the 1st day of September, 2026.

WALTON COUNTY WATER AND
SEWERAGE AUTHORITY

By:_____
Chairman

(SEAL)

Attest:

_____
Secretary

SCHEDULE 1

The Series 2026 Bonds shall be dated as of September 30, 2026, their date of issuance and delivery. The Series 2026 Bonds shall be issued in the aggregate principal amount equal to $_____. The principal amounts of the Series 2026 Bonds maturing February 1 of each year together with the tax-exempt interest rates on each such maturity shall be as follows:

[See Attached]

EXHIBIT A

[FORM OF SERIES 2026 BOND]

Unless this Series 2026 Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Walton County Water and Sewerage Authority (the "Authority") or its agent for registration of transfer, exchange or payment, and any Series 2026 Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof Cede & Co., has an interest herein.

The Authority has established a Book-Entry System of registration for this Bond. Except as specifically provided otherwise in the hereinafter defined Resolution, Cede & Co., as nominee of The Depository Trust Company, will be the registered owner and will hold this Bond on behalf of each beneficial owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, each beneficial owner of this Series 2026 Bond shall be deemed to have agreed to such arrangement. Cede & Co., as registered owner of this Series 2026 Bond, will be treated as the owner of this Series 2026 Bond for all purposes.

DTC may discontinue providing its services as depository with respect to this Series 2026 Bond at any time by giving reasonable notice to the Authority or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

No. R-___ $_____

UNITED STATES OF AMERICA
STATE OF GEORGIA
WALTON COUNTY WATER AND SEWERAGE AUTHORITY
REVENUE BONDS
(WALTON COUNTY WATER SYSTEM PROJECTS),
SERIES 2026

BOND DATE:	INTEREST RATE:	MATURITY DATE:	CUSIP:
_____, 2026	____%	_____ 1, 20__	_____

FOR VALUE RECEIVED, the Walton County Water and Sewerage Authority (the "Authority"), a public body corporate and politic duly created and validly existing pursuant to an act of the General Assembly of the State of Georgia (Ga. L. 1972, p. 3623 et seq.), as thereafter amended (the "Act"), hereby promises to pay from the special fund provided therefor, as hereinafter set forth, to CEDE & CO., a nominee of The Depository Trust Company, or registered assigns, the principal sum of

_____ DOLLARS

in lawful money of the United States of America, on the date specified above, unless redeemed prior thereto as hereinafter provided, upon presentation and surrender hereof at the principal corporate trust office of Regions Bank, Atlanta, Georgia as Paying Agent and Bond Registrar, and to pay to the registered owner hereof solely from said special fund interest (based on a 360-day year comprised of twelve thirty-day months) on the principal amount from the Interest Payment Date (hereinafter defined) next preceding the date of authentication hereof to which interest has been paid (unless the date of authentication hereof is an Interest Payment Date, in which case from such Interest Payment Date, unless the date of authentication hereof is after a Record date but before an Interest Payment Date, in which case from the next Interest Payment Date, or unless the date of authentication hereof is before the first Interest Payment Date, in which case from September 30, 2026), at the rate per annum specified above, on February 1, 2027 and semiannually thereafter on the 1st days of February and August in each year (each an "Interest Payment Date"), until payment of the principal amount hereof. Payments of interest on this bond shall be made by check or draft payable to the registered owner as shown on the bond registration book kept by the Bond Registrar at the close of business on the fifteenth day of the calendar month next preceding each Interest Payment Date, and such interest payments shall be mailed by first class mail to the registered owner at the address shown on the bond registration book. Notwithstanding the foregoing, so long as this bond is registered in the name of the Securities Depository or the Securities Depository Nominee, payment of the principal of and interest on this bond shall be made by wire transfer to the Securities Depository, as more fully described herein.

This bond is one of a duly authorized issue of Walton County Water and Sewerage Authority Revenue Bonds (Walton County Water System Projects), Series 2026 in the aggregate principal amount $_____ (the "Series 2026 Bonds"), of like tenor, except as to designation, numbers, denominations, dates of maturities, interest rates and redemption provisions, issued under authority of the Constitution of the State of Georgia, the Revenue Bond Law (O.C.G.A. Section 36-82-60 *et seq.*, as amended) and the Act and was duly authorized by a resolution of the governing body of the Authority adopted on September 1, 2026 (the "Bond Resolution") and a consent resolution adopted by the Walton County Board of Commissioners on September 1, 2026. The Series 2026 Bonds were issued for the purpose of providing funds to finance, in whole or in part, the cost of (i) financing the acquisition, construction and installation of a water plant expansion, transmission lines and other additions, extensions and expansions of the County's water system, and (ii) paying the costs of issuing the Series 2026 Bonds. The Series 2026 Bonds are secured by a first lien on the Intergovernmental Contract, dated as of September 1, 2026 (the "Contract"), between the Authority and Walton County, Georgia (the "County"), and the County's payment obligations (the "Contract Payments") thereunder. In addition to the Series 2026 Bonds, the Authority may issue, under certain terms and conditions as provided in the Bond

Resolution, additional revenue bonds, and if issued such additional revenue bonds will rank on a parity as to lien on the Contract and the Contract Payments with the lien securing payment of the Series 2026 Bonds. Reference to the Bond Resolution is hereby made for a complete description of the fund charged with, and pledged to, the payment of the principal of and the interest on the Series 2026 Bonds, the nature and extent of the security, a statement of rights, duties and obligations of the Authority, the rights of the owners of the Series 2026 Bonds, and the terms and provisions under which additional revenue bonds may be issued, to all the provisions of which the owner hereof, by the acceptance of this bond, assents.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until this bond shall have been authenticated and registered upon the bond registration book kept by the Bond Registrar for that purpose, which authentication and registration shall be evidenced by the execution by the manual signature of a duly authorized signatory of the Bond Registrar of the certificate hereon.

The Series 2026 Bonds are being issued by means of a Book-Entry System, with actual Series 2026 Bonds immobilized at The Depository Trust Company, New York, New York, or its successor as securities depository (the "Securities Depository"). Actual Series 2026 Bonds are not available for distribution to bondholders (the "Beneficial Owners"), except under the limited circumstances set forth in the Bond Resolution. The principal, redemption premium (if any) and interest on the Series 2026 Bonds are payable by the Paying Agent to Cede & Co., as nominee of the Securities Depository. Transfer of principal, redemption premium (if any) and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal, redemption premium (if any) and interest to Beneficial Owners by participants of the Securities Depository will be the responsibility of such participants and other nominees of Beneficial Owners. The Authority and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants. So long as any Series 2026 Bonds are registered in Book-Entry Form, the Authority, the County and the Paying Agent may treat the Securities Depository as, and deem the Securities Depositor to be, the absolute owner of such Series 2026 Bonds for all purposes whatsoever, including without limitation: (a) the payment of principal of and interest on such series of Series 2026 Bonds; (b) giving notices of redemption and other matters with respect to such Series 2026 Bonds; (c) registering transfers with respect to such Series 2026 Bonds; (d) the selection of Series 2026 Bonds for redemption; and (e) voting and obtaining consents under the Bond Resolution.

If the Series 2026 Bonds are no longer registered to the Securities Depository or its nominee, this bond may be registered as transferred only upon the registration books kept for that purpose at the principal corporate trust office of the Bond Registrar by the registered owner hereof in person, or by his or her attorney duly authorized in writing, upon presentation and surrender to the Bond Registrar of this bond duly endorsed for registration of transfer or accompanied by an assignment duly executed by the registered owner or his or her attorney duly authorized in writing, and thereupon a new registered bond, in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor. In addition, if the bonds are no longer registered to a Securities Depository, this bond may be exchanged by the registered owner hereof or his or her duly authorized attorney upon presentation at the principal corporate trust

office of the Bond Registrar for an equal aggregate principal amount of bonds of the same maturity and in any authorized denominations in the manner, subject to the conditions and upon payment of charges, if any, provided in the Bond Resolution. No service charge shall be made for any registration of transfer or exchange hereinbefore referred to, but the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge as a condition precedent to the exercise of such privilege.

The Authority and the County have entered into the Contract. Pursuant to the Contract, the Authority has agreed to issue the Series 2026 Bonds, and the County has agreed to make Contract Payments to the Authority in amounts sufficient to enable the Authority to pay the principal of and interest on the Series 2026 Bonds as the same becomes due and payable. The Contract provides that the obligation of the County to make the Contract Payments is absolute and unconditional. The County is required to levy an ad valorem tax on all taxable property located within the limits of the County subject to taxation for such purposes, as now existent and as same may hereafter be extended, at such rate or rates, as may be necessary to produce in each calendar year revenues which shall be sufficient to make the Contract Payments in the full amount required on the dates such payments are due. Such Contract Payments are to be paid by the County directly to the Sinking Fund Custodian designated in the Bond Resolution for the account of the Authority and deposited into the special fund created in the Bond Resolution and designated the "Walton County Water and Sewerage Authority Sinking Fund." The Contract and the Contract Payments have been pledged under the Bond Resolution to the payment of the principal of and interest on the Series 2026 Bonds.

THIS BOND IS A LIMITED OBLIGATION OF THE AUTHORITY PAYABLE SOLELY FROM THE CONTRACT PAYMENTS. THIS BOND DOES NOT CONSTITUTE A GENERAL OBLIGATION OF THE STATE OF GEORGIA, THE COUNTY, OR ANY OTHER POLITICAL SUBDIVISION OR MUNICIPAL CORPORATION OF THE STATE OF GEORGIA WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION UPON INDEBTEDNESS. NEITHER THE STATE OF GEORGIA, THE COUNTY NOR ANY OTHER POLITICAL SUBDIVISION OR MUNICIPAL CORPORATION OF THE STATE OF GEORGIA SHALL BE SUBJECT TO ANY PECUNIARY LIABILITY THEREON. NO OWNER OF THIS BOND SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE TAXING POWER OF THE STATE OF GEORGIA, THE COUNTY OR ANY OTHER POLITICAL SUBDIVISION OR MUNICIPAL CORPORATION OF THE STATE OF GEORGIA TO PAY THE SAME OR THE INTEREST THEREON, NOR TO ENFORCE PAYMENT HEREOF AGAINST ANY PROPERTY OF THE STATE OF GEORGIA, THE AUTHORITY OR THE COUNTY. THE PRINCIPAL OF AND INTEREST ON THE SERIES 2026 BONDS ARE PAYABLE SOLELY FROM THE CONTRACT PAYMENTS.

The Series 2026 Bonds maturing on or after February 1, 20___ are redeemable at the option of the Authority, as directed by the County, in whole or in part at any time and in any order of maturity, not earlier than February 1, 20___, from any moneys available therefor, at a redemption price of 100% of principal amount of such bonds, plus accrued interest to the redemption date.

The Series 2026 Bonds maturing on February 1, 20__, are subject to mandatory sinking

fund redemption on February 1, 20__, and on each August 1 thereafter to and including February 1, 20__, in the principal amount set forth in the table below (after credit as provided below), at a redemption price equal to 100% of the principal amount to be redeemed plus interest due thereon on such redemption date (the February 1, 20__ amount to be paid rather than redeemed):

February 1 of the Year	Principal Amount

_____

\+ Final Maturity

In the event any of the Series 2026 Bonds are called for redemption as aforesaid, notice thereof identifying the Series 2026 Bonds (or portions thereof) to be redeemed and specifying the terms of such redemption will be given by mailing a copy of the redemption notice by first class mail not less than 30 days nor more than 60 days prior to the date fixed for redemption to the registered owner of each Series 2026 Bond to be redeemed at the address shown on the books of the Registrar maintained pursuant to Section 2.06 of the Bond Resolution; provided, however, that failure to give such notice by mailing, or any defect therein, shall not affect the validity of proceedings for the redemption of any Series 2026 Bond or portion thereof with respect to which no such failure has occurred. All Series 2026 Bonds so called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at that time.

If at the time of mailing of notice of redemption there shall not have been deposited with the Paying Agent moneys sufficient to redeem all the Series 2026 Bonds called for redemption, which moneys are or will be available for redemption of Series 2026 Bonds, such notice shall state that it is conditional upon the deposit of the redemption moneys with the Paying Agent not later than the opening of business on the redemption date, and such notice shall be of no effect unless such moneys are so deposited.

If the Series 2026 Bonds are called for redemption in part, the Series 2026 Bonds within each maturity so called for redemption shall be selected by lot or in such manner as may be designated by the Securities Depository, when in book-entry form and by the Bond Registrar, when not in book-entry form.

To the extent and in the manner permitted by the Bond Resolution, modifications, alterations, amendments, additions and deletions of the provisions of the Bond Resolution, or of any resolution supplemental thereto, the Bonds or the Contract, may be made by the Authority without the consent of the owners of the Bonds in certain circumstances and with the consent of fifty-one percent (51%) of the principal amount of the Bonds outstanding in other circumstances.

This bond is issued with the intent that the laws of the State of Georgia shall govern its construction. In case of default, the owner of this bond shall be entitled to the remedies provided in the Bond Resolution, the Revenue Bond Law and the Act.

It is hereby recited and certified that all acts, conditions and things required to be done precedent to and in the issuance of this bond have been done, have happened and have been performed in due and legal form as required by law, and that provision has been made for the allocation from the Contract Payments of amounts sufficient to pay the principal of and the interest on the Series 2026 Bonds as the same mature, and that said Contract Payments are irrevocably allocated and pledged to the payment of the Series 2026 Bonds and the interest thereon.

IN WITNESS WHEREOF, the governing body of the Walton County Water and Sewerage Authority has caused this Series 2026 Bond to be executed by the manual or facsimile signature of its Chairman and its official seal to be imprinted hereon and attested by the manual or facsimile signature of its Secretary as of September ____, 2026.

WALTON COUNTY WATER AND SEWERAGE AUTHORITY

(S E A L)

By:_____
Chairman

Attest:

_____
Secretary

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Series 2026 Bond is one of the Revenue Bonds described in the Bond Resolution of the Walton County Water and Sewerage Authority adopted on September 1, 2026.

REGIONS BANK, as Bond Registrar

By:_____
Authorized Signatory

Date of Authentication and Registration: September ___, 2026

VALIDATION CERTIFICATE

STATE OF GEORGIA)

COUNTY OF WALTON)

The undersigned Clerk of the Superior Court of Walton County, State of Georgia, HEREBY CERTIFIES that this Series 2026 Bond was validated and confirmed by judgment of the Superior Court of Walton County, Georgia, on September ___, 2026, and that no intervention or objection was filed in the proceedings validating same and that no appeal from said judgment of validation has been taken.

WITNESS my signature and seal of the Superior Court of Walton County, Georgia.

(S E A L)

_____
Clerk, Superior Court,
Walton County, Georgia

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

_____

[please print or typewrite name and address including postal zip code of assignee]

[Please insert Social Security or
Tax Identification Number of Assignee]

_____ the within Series 2026 Bond and all rights thereunder, hereby constituting and appointing _____ attorney to transfer this Series 2026 Bond on the bond registration book kept for such purpose by the Bond Registrar, with full power of substitution in the premises.

DATED_____

Signature Guaranteed:

_____

Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

_____

Notice: The signature to this assignment must correspond with the name as it appears upon the face of the within Series 2026 Bond in every particular, without alteration or enlargement or any change whatever.

DTC FAST RIDER

Each such certificate shall remain in the Paying Agent's custody subject to the provisions of the FAST Balance Certificate Agreement currently in effect between the Paying Agent and DTC-FAST Agreement.

EXHIBIT B

FORM OF CONTRACT

[Attached.]

EXHIBIT C

FORM OF PROJECT FUND REQUISITION

[Attached.]

FORM OF PROJECT FUND REQUISITION

Requisition No. ___

_____, 2026

Regions Bank,
as Project Fund Depository
Atlanta, Georgia

Re: Disbursement From Project Fund Relating to Walton County Water and Sewerage Authority Revenue Bonds (Walton County Water System Projects), Series 2026

To the Addressee:

The undersigned authorized representative of the Walton Water and Sewerage Authority (the "Authority") does hereby submit a requisition for a disbursement from the Project Fund established under the Resolution adopted by the Authority on September 1, 2026 (the "Resolution"), relating to the captioned bond. The amount to be paid, the circumstances of such obligation and the name of the person, firm or corporation to whom payment is due is shown on Schedule 1 attached hereto. In connection with this requisition, the undersigned hereby certifies, as follows:

1. An obligation in the stated amount has been incurred, is a proper charge against the Project Fund and has not been paid.

2. A bill or statement of account for such obligation, or a copy thereof, is attached hereto or is on file in the office of the Chief Financial Officer of the Walton County, Georgia (the "County").

3. The undersigned has no notice of any vendor's, mechanic's or other liens or rights to liens, security interests, chattel mortgages, or conditional sales contracts which should be satisfied or discharge before such payment is made.

4. This requisition contains no item representing payment on account or any retained percentages which the County is, as of the date of this certification, entitled to retain.

5. Insofar as such obligation was incurred for work, materials, supplies or equipment, such work was actually performed or such materials, supplies or equipment were actually installed in or about the construction or delivered at the site of the work for that purpose.

This _____ day of _____, 20____.

WALTON COUNTY WATER AND SEWERAGE AUTHORITY

By:_____
Authorized Representative

Approved by

WALTON COUNTY, GEORGIA

By:_____
Authorized Representative

SCHEDULE “1”

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Walton County Water and Sewerage Authority, DOES HEREBY CERTIFY that the foregoing pages constitute a true and correct copy of the resolution adopted by the Authority at an open public meeting duly called and lawfully assembled, on the 1st day of September, 2026, authorizing the issuance of $_____ in aggregate principal amount of Walton County Water and Sewerage Authority Revenue Bonds (Walton County Water System Projects), Series 2026, the original of said resolution being duly recorded in the Minute Book of said Authority, which Minute Book is in my custody and control.

WITNESS my hand and the official seal of the Walton County Water and Sewerage Authority, this the 1st day of September, 2026.

_____
Secretary

DRAFT DATE: 08/18/26

INTERGOVERNMENTAL CONTRACT

by and between

WALTON COUNTY WATER AND SEWERAGE AUTHORITY

and

WALTON COUNTY, GEORGIA

Dated as of September 1, 2026

Relating to the

Walton County Water and Sewerage Authority
Revenue Bonds
(Walton County Water System Projects), Series 2026

The rights and interest of Walton County Water and Sewerage Authority (the "Authority") in the revenues and receipts derived from this Intergovernmental Contract have been assigned and pledged under a Bond Resolution, adopted by the Authority on September ___, 2026.

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SCHEDULE 1 - Contract Payments

INTERGOVERNMENTAL CONTRACT

THIS INTERGOVERNMENTAL CONTRACT (this "Contract") is entered into as of September 1, 2026, by and between the WALTON COUNTY WATER AND SEWERAGE AUTHORITY (the "Authority"), a public body corporate and politic and an instrumentality of the State of Georgia, and WALTON COUNTY, GEORGIA (the "County"), a political subdivision of the State of Georgia.

W I T N E S S E T H:

WHEREAS, the Walton County Water and Sewerage Authority (the "Authority") was duly created and is validly existing pursuant to an act of the General Assembly of the State of Georgia (Ga. L. 1972, p. 3623 *et seq*.), as thereafter amended (the "Act") and owns a water system in the County (as it now exists and as it may be hereafter added to, extended, improved and equipped, the "System"); and

WHEREAS, under the Act and the Revenue Bond Law (O.C.G.A. § 36-82-60 *et seq*., as amended), the Authority has, with the consent of the County, among others, the power: (a) to issue revenue bonds and use the proceeds for the purpose of paying all or part of the cost of (i) any "undertaking" including systems, plants, works, instrumentalities, and properties used or useful in connection with the obtaining of a water supply and the conservation, treatment, and disposal of water for public and private uses, and used or useful in connection with the collection, treatment, and disposal of sewage, waste, and storm water; together with all parts of any such undertaking and all appurtenances thereto, including lands, easements, rights in land, water rights, contract rights, franchises, approaches, dams, reservoirs, generation stations, sewage disposal plants, intercepting sewers, trunk connection and other sewer and water mains, filtration works, pumping stations, and equipment, and (ii) any project (as authorized by the Act), which includes the acquisition, construction and equipping of water facilities for obtaining one or more sources of water supply, the treatment of water and the distribution and sale of water to users and consumers, including, but not limited to, the State of Georgia and counties and municipalities for the purpose of resale, within and without the territorial boundaries of the County, and additions and improvements to and extensions of such facilities and the operation and maintenance of same so as to assure an adequate water system; (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; and (c) to issue revenue bonds to refund any previously issued revenue bonds issued for the purpose of paying, in whole or in part, the cost of any project or undertaking; and

WHEREAS, pursuant to the Constitution and laws of the State of Georgia, the County is authorized and permitted to provide water and sewerage services to the citizens of the County or to contract with the Authority for such purpose; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State of Georgia to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of

facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Authority proposes to acquire, construct and install a water plant expansion, transmission lines and other additions, extensions and expansions of the County's water system (the "Projects); and

WHEREAS, after careful study and investigation, the Authority proposes to issue its Revenue Bonds (Walton County Water System Projects), Series 2026, in the aggregate principal amount of $_____ (the "Series 2026 Bonds") for the purpose of providing funds to (a) finance the acquisition, construction and installation of the Projects, and (b) pay the costs of issuing the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds shall contain such terms and provisions as provided in the Bond Resolution; and

WHEREAS, the Authority and the County propose to enter into this Contract, pursuant to which the Authority will agree, among other things, to issue the Series 2026 Bonds for the purpose of providing funds to acquire, construct and install the Projects and to provide the System facilities to the County, and the County will agree to make contract payments in stated amounts which are sufficient to pay when due the principal of and interest on the Series 2026 Bonds; and

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.1. Definitions.

In addition to the words and terms elsewhere defined in this Contract and the Bond Resolution, the following words and terms as used in this Contract shall have the following meanings unless the context or use indicates another or different meaning or intent and such definitions shall be equally applicable to both the singular and plural forms of the words and terms herein defined:

"Bond Resolution" shall mean the resolution of the Authority, adopted on September ____, 2026, authorizing the issuance of the Series 2026 Bonds, including any resolutions supplemental thereto.

"Code" shall mean the Internal Revenue Code of 1986, as amended.

"Contract Payments" shall mean the payments due pursuant to Section 4.2 of this Contract.

"State" shall mean the State of Georgia.

"System" shall mean the water system of the County.

"Term" shall have the meaning as specified in Section 5.1 hereof.

Section 1.2. Rules of Construction.

The definitions referred to in Section 1.1 shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders. "Herein," "hereby," "hereunder," "hereof," "hereinbefore," "hereinafter," "this Contract" and other equivalent words refer to this Contract and not solely to the particular portion thereof in which any such word is used. All references herein to particular Articles or Sections are references to Articles or Sections of this Contract unless otherwise specified.

[END OF ARTICLE I]

ARTICLE II

REPRESENTATIONS, WARRANTIES AND AGREEMENTS

Section 2.1. Representations, Warranties and Agreements.

The Authority makes the following representations, warranties and agreements as the basis for the undertakings on its part herein contained:

(a) The Authority is a public body corporate and politic duly created, organized and existing under the Constitution and laws of the State, including the Act, and, unless otherwise required by law, shall maintain its corporate existence so long as the Series 2026 Bonds are outstanding. Under the provisions of the Act, the Authority, with County approval, is authorized to (i) adopt the Bond Resolution and perform its obligations thereunder, (ii) issue, execute, deliver and perform its obligations under the Series 2026 Bonds, and (iii) execute, deliver and perform its obligations under this Contract. The Bond Resolution has been duly adopted and has not been modified or repealed. The Authority has duly authorized (i) the issuance, execution, delivery and performance of the Series 2026 Bonds and (ii) the execution, delivery and performance of this Contract. The Bond Resolution, the Series 2026 Bonds and this Contract are valid, binding and enforceable obligations of the Authority.

(b) The Authority has determined that the Projects are projects in furtherance of the Authority's purpose and mission under the Act.

(c) No approval or other action by any governmental authority or agency or other person is required in connection with the (i) adoption of the Bond Resolution, (ii) issuance of the Series 2026 Bonds, (iii) acquisition, construction or installation of the Projects, or (iv) execution, delivery and performance of this Contract by the Authority, except as shall have been obtained as of the date hereof; provided, however, no representation is given with respect to any "blue sky" laws.

(d) The adoption of the Bond Resolution, the issuance of the Series 2026 Bonds and the authorization, execution, delivery and performance by the Authority of this Contract do not violate the Act, the Authority's bylaws, any resolutions or ordinances of the County or the laws or Constitution of the State and do not constitute a breach of or a default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(e) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the Authority, threatened against or affecting the Authority (or, to the knowledge of the Authority, any meritorious basis therefor) (i) attempting to limit, enjoin or otherwise restrict or prevent the Authority from issuing the Series 2026 Bonds, pledging the Contract Payments and this Contract to the payment of the Series 2026 Bonds or financing of the Projects, (ii) contesting or questioning the existence of the Authority or the titles of the present officers of the Authority to their offices or (iii) wherein an unfavorable decision,

ruling or finding would (A) adversely affect the enforceability of the Series 2026 Bonds, the Bond Resolution or this Contract or (B) materially adversely affect the transactions contemplated by this Contract or the exemption of the interest on the Series 2026 Bonds from federal of State income tax.

(f) The Authority is not in violation of the Act, its bylaws, any resolutions or ordinances of the County or the laws or Constitution of the State and is not in default under any existing court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(g) Except as herein and in the Bond Resolution provided, the Authority will not encumber any part of its interest in the Contract Payments or its rights under this Contract. The pledge made of the Contract Payments constitutes a first and prior pledge of and lien on said Contract Payments and said pledge shall at no time be impaired by the Authority and the Contract Payments shall not otherwise be pledged.

(h) The Authority makes no representation as to the financial position or business condition of the County and does not represent or warrant as to any of the statements, materials (financial or otherwise), representations or certifications with respect to the County in connection with the sales of the Series 2026 Bonds, or as to the correctness, completeness or accuracy of such statements.

Section 2.2. Representations, Warranties and Agreements of the County.

The County makes the following representations, warranties and agreements as the basis for the undertaking on its part herein contained:

(a) The County is a political subdivision duly created and organized under the Constitution and laws of the State. Under the Constitution and laws of the State, the County is authorized to execute, deliver and perform its obligations under this Contract. The County has duly authorized the execution, delivery and performance of this Contract. This Contract is a valid, binding and enforceable obligation of the County.

(b) The County has determined that the Projects are in the public interest.

(c) No approval or other action by any governmental authority or agency or other person is required in connection with the (i) acquisition, construction or installation of the Projects or (ii) execution, delivery and performance of this Contract by the County, except as shall have been obtained as of the date hereof.

(d) The authorization, execution, delivery and performance by the County of this Contract do not violate the laws or Constitution of the State and do not constitute a breach of or a default under any existing resolution or ordinance, court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

(e) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the County, threatened against or affecting the County (or, to the knowledge of the County, any meritorious basis therefor) (i) attempting to limit, enjoin or otherwise restrict or prevent the County from (A) collecting ad valorem taxes and using it to make the Contract Payments or (B) the acquisition, construction, installation or financing of the Projects, (ii) contesting or questioning the existence of the County or the titles of the present officers of the County to their offices or (iii) wherein an unfavorable decision, ruling or finding would (A) adversely affect the enforceability of this Contract or (B) materially adversely affect (1) the financial condition or results of operations of the County or (2) the transactions contemplated by this Contract.

(f) The County is not in violation of the laws or the Constitution of the State and is not in default under any existing resolution or ordinance, court order, administrative regulation, or other legal decree, or any agreement, indenture, mortgage, lease, note or other instrument to which it is a party or by which it is bound.

[END OF ARTICLE II]

ARTICLE III

ISSUANCE OF SERIES 2026 BONDS; APPLICATION OF SERIES 2026 BONDS PROCEEDS; COMMENCEMENT AND COMPLETION OF THE PROJECTS

Section 3.1. Agreement to Issue the Series 2026 Bonds.

In order to provide funds, as provided in the Bond Resolution, to acquire, construct and install the Projects and pay the costs incident thereto, the Authority, in accordance with the Act, will issue the Series 2026 Bonds, and all of the covenants, agreements and provisions hereof shall, to the extent provided herein and in the Bond Resolution, be for the benefit and security of the Bondholders. The Authority has delivered a certified copy of the Bond Resolution to the County.

Section 3.2. Obligations Relating to the Series 2026 Bonds.

The County agrees to perform all such obligations as are contemplated by the Bond Resolution to be performed by the County.

Section 3.3. Application of Bond Proceeds.

At and upon the delivery of and payment for the Series 2026 Bonds, the proceeds received therefrom shall be applied in the manner set forth in the Bond Resolution.

Section 3.4. Agreement to Acquire, Construct and Install the Projects.

(a) The Authority hereby appoints the County as its sole and exclusive agent to proceed forthwith with acquiring, constructing and equipping the Projects in accordance with the Project Report as defined in the Bond Resolution. The County shall obtain or cause to be obtained all necessary approvals from any and all governmental agencies requisite to undertaking the acquisition, construction and equipping of the Projects. The Projects shall be acquired, constructed and installed in compliance with all federal, state and local laws, ordinances and regulations applicable thereto. The County will take or cause to be taken such action and institute or cause to be instituted such proceedings as it shall deem appropriate to cause and require all contractors and suppliers of materials to complete their contracts, including the correcting of any defective work. Any amounts recovered by way of damages, refunds, adjustments or otherwise in connection with the foregoing shall (i) if the County has corrected at its own expense the matter which gave rise to such default or breach, be paid to the County or (ii) if the County has not corrected at its own expense the matter which gave rise to such default or breach, be paid into the Project Fund.

(b) The County, as the sole and exclusive agent of the Authority, shall acquire, construct and install, or cause to be acquired, constructed and installed, the Projects substantially as described in the Project Report with such change orders as may be approved by the County and the Authority.

(c) The moneys credited to the Project Fund from the sale of the Series 2026 Bonds shall be used and applied only for the purpose of paying the cost of the Projects described in the Project Report and otherwise disbursed as provided in the Bond Resolution.

(d) All payments from the Project Fund shall be made upon the terms and conditions set forth in the Bond Resolution. The County shall prepare the requisitions and certificates required by the Bond Resolution, a form of such requisition being attached as Exhibit C to the Bond Resolution.

(e) All real or tangible personal property acquired with the proceeds of the Series 2026 Bonds shall be titled in the name of the Authority and shall hereby be leased to the County. All such property shall be free of any liens and encumbrances and the same shall constitute part of the Projects.

Section 3.5. Establishment of Completion Date.

The Completion Date shall be evidenced to the Project Fund Depository by a certificate signed by a duly authorized representative of the County stating that, except for amounts retained by the Project Fund Depository at the County's direction to pay any cost of the Projects not then due and payable, (a) the Projects have been completed and all costs of labor, services, materials and supplies have been paid, and (b) all other facilities necessary in connection with the Projects have been acquired, constructed and equipped and all costs and expenses incurred in connection therewith have been paid. Notwithstanding the foregoing, such certificate shall state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being. Upon receipt of such certificate, the Project Fund Depository shall retain in the Project Fund a sum equal to the amounts necessary for payment of the costs of the Projects not then due and payable according to such certificate. If any such amounts so retained are not subsequently used, prior to any transfer of such amounts to the Sinking Fund, the Project Fund Depository shall give notice to the Authority and the County of the failure to apply such funds for payment of the costs of the Projects. Any amount not to be retained in the Project Fund for payment of the costs of the Projects, and all amounts so retained but not subsequently used, shall be transferred by the Project Fund Depository into the Sinking Fund and shall be used to pay the next occurring principal amount due on the Series 2026 Bonds.

[END OF ARTICLE III]

ARTICLE IV

EFFECTIVE DATE OF THIS CONTRACT; DURATION OF TERM; CONTRACT PAYMENT PROVISIONS

Section 4.1. Effective Date of this Contract; Duration of Term.

This Contract shall become effective as of September 1, 2026 and the interests created by this Contract shall then begin, and, subject to the other provisions of this Contract, shall expire on the later of (a) February 1, 20_____, or if at said time and on said date the Bonds have not been paid in full as to principal and interest then on such date as such payment shall have been made or (b) the date the Bonds have been paid in full, but in no event in excess of fifty (50) years from the date hereof. Notwithstanding the foregoing, the provisions of Section 7.1 hereof shall expire fifty (50) years from the date hereof.

Section 4.2. Contract Payments.

As consideration for the Authority issuing the Series 2026 Bonds and providing the System facilities to the County, on or prior to each February 1 and August 1 of each year (each a "Contract Payment Date"), commencing February 1, 2027, the County shall make the Contract Payments to the Authority as set forth on Schedule 1 attached hereto. Upon the issuance of Additional Bonds, this Contract shall be amended to provide an updated schedule of Contract Payments for the coming Fiscal Year, which schedule shall take into account the additional principal and interest requirements of such Additional Bonds and shall be and become for all purposes thereafter Schedule 1. In addition to the foregoing, each Contract Payment shall include the charges as billed specified in subparagraphs (e) and (f) of Section 5.03 of the Bond Resolution. Notwithstanding anything in the Bond Resolution or herein to the contrary, if such date is on or prior to February 1, the County shall pay an amount sufficient to enable the Authority to pay in full the principal and interest on the Series 2026 Bonds coming due on February 1, and if such date is on or prior to August 1, the County shall pay an amount sufficient to enable the Authority to pay in full the interest on the Series 2026 Bonds coming due on August 1, and such Contract Payments shall continue and recontinue until provision has been made for the payment in full of the Series 2026 Bonds as to principal and interest. In addition to the foregoing, the Contract Payments provided for herein shall be made by payment directly to the Sinking Fund Custodian for deposit into the Sinking Fund (except the amounts billed which are specified in subparagraphs (e) and (f) of Section 5.03 of the Bond Resolution).

Section 4.3. Optional Redemption and Optional Prepayment of Contract Payments.

(a) The Series 2026 Bonds shall be subject to optional redemption, in whole or in part, as provided in the Bond Resolution, and the Contract Payments due under Section 4.2, with respect to the Series 2026 Bonds, shall be subject to prepayment, both at the option of the County.

(b) No prepayment of any Contract Payment in accordance with the provisions of the preceding sentence shall relieve the County to any extent from its obligations thereafter to

make Contract Payments required by the provisions hereof until the Series 2026 Bonds and interest thereon have been paid in full. Upon the prepayment of the Contract Payments in whole, the amount of such prepayment shall be used to retire the Series 2026 Bonds, in the manner provided in, and subject to, the Bond Resolution.

Section 4.4. Budget and Tax Levy to Pay Contract Payments.

(a) The obligations of the County to make the Contract Payments when due under Section 4.2 hereof, and to perform its other obligations hereunder, are absolute and unconditional general obligations of the County as herein provided, and the County hereby pledges its full faith and credit and taxing power to such payment and performance. In the event the amount of funds lawfully available to the County is not sufficient to pay the Contract Payments when due in any year, the County shall levy an ad valorem tax on all taxable property located within the limits of the County subject to taxation for such purposes, as now existent and as same may hereafter be extended, at such rate or rates as may be necessary to produce in each calendar year revenues which shall be sufficient to fulfill the County's obligations hereunder, from which revenues there shall be appropriated sums sufficient to pay in full when due the obligations herein contracted to be paid by the County including specifically the obligation to make the Contract Payments as provided herein. The County hereby creates a lien on any and all revenues realized by it pursuant to the provisions of this subparagraph to enable it to make the Contract Payments required pursuant to Section 4.2 hereof and such lien is superior to any that can hereafter be made; provided, however, the County may create a lien on a parity with the lien created herein in connection with the issuance of Additional Bonds.

(b) The County further covenants and agrees that in order to make funds available for such purpose, it will, in its general revenue, appropriation and budgetary measures whereby its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to satisfy any such Contract Payments that may be required to be made, whether or not any other sums are included in such measure, until all payments so required to be made shall have been made in full. The obligation of the County to make the Contract Payments shall constitute a general obligation of the County and a pledge of the full faith and credit of the County to provide the funds required to fulfill such obligation; provided, however, nothing herein contained shall be construed as limiting the right of the County to pay the obligations hereunder assumed out of its general funds or from other sources lawfully available to it for such purpose.

(c) In the event for any reason any such provision or appropriation is not made as provided in the preceding subsection (b), then the fiscal officers of the County are hereby authorized and directed to set up as an appropriation on their accounts in the appropriate fiscal year the amounts required to pay the obligations which may be due from the general funds of the County. The amount of such appropriation shall be due and payable and shall be expended for the purpose of paying any such obligations, and such appropriation shall have the same legal status as if the County had included the amount of the appropriation in its general revenue, appropriation and budgetary measures, and the fiscal officers of the County shall make such Contract Payments to the Sinking Fund Custodian for deposit to the Sinking Fund if for any reason the payment of such obligations shall not otherwise have been made.

Section 4.5. Obligations of County Hereunder Absolute and Unconditional.

The obligations of the County to make the payments required in Section 4.2 hereof and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be absolute and unconditional irrespective of any defense or any rights of set off, recoupment, or counterclaim it may otherwise have against the Authority. Until such time as all amounts owing hereunder have been paid or provision for the payment thereof shall have been made in accordance with the Bond Resolution and hereof, the County (a) will not suspend, abate, reduce, abrogate, diminish, postpone, modify or discontinue the Contract Payments provided for herein, (b) will perform and observe all of its other agreements contained in this Contract, and (c) will not terminate the Term of this Contract or its obligations hereunder for any contingency, act of God, event, or cause whatsoever, including, without limiting the generality of the foregoing, failure of title in and to the System or any part thereof, any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, destruction of or damage to the System, the taking by eminent domain of title to or the use of all or any part of the System, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State or any political subdivision of either, any declaration or finding that the Series 2026 Bonds are unenforceable or invalid, the invalidity of any provision of this Contract, or any failure of the Authority to perform and observe any agreement, whether express or implied, or any duty, liability or obligation arising out of or connected with this Contract, or the Bond Resolution. Nothing contained in this Section shall be construed to release the Authority from the performance of any of the agreements on its part contained herein or in the Bond Resolution; and if the Authority should fail to perform any such agreement, the County may institute such action against the Authority as the County may deem necessary to compel performance or recover its damages for nonperformance as long as such action shall not do violence to or adversely affect the agreements on the part of the County contained in this Contract and to make the Contract Payments specified herein. The County may, however, at its own cost and expense and in its own name, prosecute or defend any action or proceeding or take any other action involving third persons which the County deems reasonably necessary in order to secure or protect its rights hereunder, and in such event the Authority hereby agrees to cooperate to the extent required.

Section 4.6. Enforcement of Obligations.

The obligation of the County to make Contract Payments under this Article may be enforced by (a) the Authority, (b) the Bondholders, in accordance with the applicable provisions of the Bond Resolution and independently of the Authority or (c) such receiver or receivers as may be appointed pursuant to the Bond Resolution or applicable law. The covenants and agreements hereunder, including specifically the obligation to make the Contract Payments, shall be enforceable by specific performance; it being acknowledged and agreed by the Authority and the County that no other remedy at law is adequate to protect the interests of the parties hereto or the Bondholders.

[END OF ARTICLE IV]

ARTICLE V

SPECIAL COVENANTS AND AGREEMENTS

Section 5.1. No Warranty of Condition or Suitability by the Authority.

THE AUTHORITY MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE CONDITION OR WORKMANSHIP OF ANY PART OF THE SYSTEM OR ITS SUITABILITY.

Section 5.2. Further Assurances and Corrective Instruments, Recordings and Filings.

The Authority and the County agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required to facilitate the performance of this Contract.

Section 5.3. Bonds Made Subject to this Contract; Other Obligations.

No Additional Bonds shall be subject to this Contract unless and until the County and the Authority shall execute an amendment or supplement to this Contract specifically incorporating such Additional Bonds.

The Authority shall not issue any other obligations of any kind payable from or enjoying a lien on the monies authorized to be appropriated and paid by the County under this Contract prior to or superior to the lien for the payment of the principal of and interest on the Bonds. Nothing contained herein shall otherwise restrict the issuance by the Authority of (i) other obligations secured by an intergovernmental agreement substantially similar to this Contract, or (ii) obligations not secured by this Contract and which will be secured by a lien on the net revenues of the System or any portion thereof, the proceeds of which may be applied to the payment of the costs of other extensions or improvements to the System or the payment of any other project or purpose which the Authority is authorized under law to undertake.

The Authority specifically acknowledges and agrees that notwithstanding anything in this Section 5.3, the Authority may not borrow any money or issue any Bonds without the consent of the Board of Commissioners of the County.

Section 5.4. Continuing Disclosure Certificate.

The County hereby covenants for the benefit of the owners of the Series 2026 Bonds and the Underwriter of the Series 2026 Bonds to comply with its obligations under a Continuing Disclosure Certificate, to be entered into in connection with the issuance of the Series 2026 Bonds, to assist the Underwriter in complying with its obligations under Rule 15c2-12 of the Securities Exchange Act of 1934, as amended. A breach of this covenant shall not be deemed to be an event of default hereunder, and the sole remedy under this Contract shall be an action to compel performance.

Section 5.5. Use of Proceeds and Specific Tax Covenants.

The Series 2026 Bonds are being issued by the Authority in compliance with the conditions necessary for interest income on the Series 2026 Bonds to be excluded from gross income for federal income tax purposes pursuant to the provisions of Section 103(a) of the Code relating to obligations of the State or political subdivisions thereof. It is the intention of the Authority and the County that the interest on the Series 2026 Bonds be and remain excludable from gross income for federal income tax purposes, and, to that end, the Authority and the County hereby covenant with the Bondholders as follows:

(a) That they will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the tax exempt status of interest on the Series 2026 Bonds under Section 103 of the Code.

(b) That they will not directly or indirectly use or permit the use of any of the proceeds of the Series 2026 Bonds or take or omit to take any action in a way that would cause the Series 2026 Bonds to be (i) "private activity bonds" within the meaning of Section 141 of the Code or (ii) obligations which are "federally guaranteed" within the meaning of Section 149(b) of the Code.

(c) That they will not directly or indirectly use or permit the use of any proceeds of the Series 2026 Bonds or any other funds of the Authority or the County or take or omit to take any action that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code. To that end, the Authority and the County will comply with all requirements of Section 148 of the Code and any regulations promulgated thereunder to the extent applicable to the Authority or the County. In the event that at any time the Authority or the County is of the opinion that for purposes of this Section it is necessary to restrict or limit the yield on the investment of any moneys held under the Bond Resolution, the Authority and the County shall take such action as may be necessary to effect the same.

Section 5.6. Arbitrage Covenants.

Neither the Authority nor the County shall, subsequent to the date of the issuance and delivery of the Series 2026 Bonds, intentionally use any portions of the proceeds of the Series 2026 Bonds to acquire higher yielding investments, or to replace funds which were used directly or indirectly to acquire higher yielding investments, except as may otherwise be permitted by the Code, including, but not limited to, complying with the requirements of Section 148(f) of the Code and the payment of rebate, if any, required to be made by the Authority, and that they will expend the proceeds of the Series 2026 Bonds in compliance with the applicable provisions of Section 141 to 149, inclusive, of the Code.

Section 5.7. Authority and County Representatives.

Whenever under the provisions of this Contract the approval of the Authority or the County is required or the Authority or the County is required to take some action at the request of the other, such approval or such request shall be given for the Authority by its Chairman or its Vice Chairman and for the County by its Chairman or Vice Chairman.

Section 5.8. Provision of System Facilities.

As consideration for the payment of the Contract Payments by the County, the Authority shall provide the System facilities to the County, subject to the terms of the Lease and Transfer Agreement, dated April 25, 2006, between the Authority and the County, as amended.

[END OF ARTICLE V]

ARTICLE VI

EVENTS OF DEFAULT AND REMEDIES

Section 6.1. Events of Default Defined.

The following shall be "events of default" under this Contract and the term "event of default" shall mean, whenever used in this Contract, any one or more of the following events:

(a) Failure by the County to pay when due any amount required to be paid under Section 4.2 hereof;

(b) The County shall fail to perform any of the other agreements, conditions, covenants or terms herein required to be performed by the County and such default shall continue for a period of 30 days after written notice has been given to the County by the Authority, the Paying Agent or the Bondholders specifying such default and requesting that it be remedied, or within a greater number of days if such remedy has been undertaken and is being diligently pursued and more than 30 days is required for its completion; provided, however, that if, by reason of force majeure, the County is unable, in whole or in part, to perform the obligations on its part herein undertaken (other than the obligations relating to the payments to be made under Section 4.2 hereof), the County shall not be deemed in default during the continuance of such inability to perform. The term force majeure shall mean, without limitation, acts of God; strikes; work stoppages or similar disturbances; acts of public enemies; orders of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes, fire; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery or equipment; partial or entire failure of utilities, or any other cause or event not reasonably within the control of the County. The County will use its best efforts, however, to remedy, with all reasonable dispatch, the cause or causes preventing the County from carrying out such obligation; provided, that the settlement of strikes, work stoppages and similar disturbances shall be entirely within the discretion of the County and the County shall not be required to make settlement of such disturbances by acceding to the demands of the opposing party or parties when such course is, in the judgment of the County, unfavorable to the County; or

(c) An "event of default" shall have occurred under the Bond Resolution.

Notwithstanding the foregoing, a breach of the covenant contained in Section 5.4 hereof shall not be deemed an event of default hereunder, and the sole remedy shall be an action to compel performance.

Section 6.2. Remedies on Default.

Whenever any event of default referred to in Section 6.1 hereof shall have happened and be subsisting, the nondefaulting party, or the Bondholders as provided in the Bond Resolution, may take any one or more of the following remedial steps:

(a) The Authority or the Bondholders may require any depository under the Bond Resolution to turn over to the Sinking Fund Custodian any moneys held in any of the funds created pursuant to the Bond Resolution;

(b) The Authority or the Bondholders may take whatever action at law or in equity may appear necessary or desirable to collect the Contract Payments then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of the County under this Contract; and

(c) The Bondholders may exercise any remedies provided for in the Bond Resolution.

Any amounts collected pursuant to action taken under this Section 6.2 shall be applied in accordance with the Bond Resolution to the extent the provisions of the Bond Resolution relate to such amounts.

Section 6.3. No Remedy Exclusive.

No remedy herein conferred upon or reserved to the Authority or the Bondholders is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon the occurrence of any event of default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority or the Bondholders to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice or notices as may be herein expressly required. Such rights and remedies as are given to the Authority hereunder shall also extend to the Bondholders, and the Bondholders shall be deemed third party beneficiaries of all covenants and agreements herein contained.

Section 6.4. No Waiver of Breach.

In the event any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 6.5. County Authorized to Cure Default of Authority.

With regard to any default on the part of the Authority under this Contract or under the Bond Resolution, the Authority hereby vests the County, with full power, for the account of the Authority, to perform any obligation in remedy of such default in the name and stead of the Authority with full power to do any and all things and acts to the same extent that the Authority could do and perform any such acts.

Section 6.6. Failure to Enforce Agreement Not a Waiver.

The failure of the Authority or the Bondholders to enforce any agreement,

condition, covenant or term by reason of any default or breach by the County shall not be deemed to void or affect the right to enforce the same agreement, condition, covenant or term on the occasion of any subsequent default or breach.

[END OF ARTICLE VI]

ARTICLE VII

INDEMNITY

Section 7.1. Events of Default and Remedies.

(a) During the term of this Contract, the County, at its own expense, shall handle to conclusion all claims and pay all judgments obtained against the Authority by reason of any failure, breach, or default on the part of the County in the performance of or compliance with any of the obligations of the County under the terms of this Contract, provided, however, that the indemnity provided by this Section shall be effective only to the extent that the amount of liability arising from any such loss shall exceed the proceeds available therefor obtained for insurance carried with respect to such loss.

(b) Notwithstanding the fact that it is the intention of the parties that the Authority shall not incur any pecuniary liability by reason of the terms of this Contract or the undertakings required of the Authority hereunder by reason of the issuance of the Bonds, the adoption of the Bond Resolution, or the performance of any act requested of the Authority by the County, nevertheless, if the Authority should incur any such pecuniary liability, then it that event, the County shall indemnify and hold the Authority harmless against all claims, demands, or causes of action arising therefrom and all costs and expenses incurred in connection with any such claim or in connection with any action or proceeding brought thereon, and, upon notice from the Authority, the County shall defend the Authority in any such action or proceeding.

(c) No recourse shall be had for the enforcement of any obligation, covenant, or agreement of the Authority contained in this Contract or in the Bonds or the Bond Resolution for any claim based hereon or thereon against any member, officer, or employee, of the Authority or of any successor thereto, in his individual capacity, either directly or through the Authority whether by virtue of any constitutional provision, statute, or rule of law. This Contract, the Bonds, and the Bond Resolution are solely corporate obligations, and no personal liability shall attach to, or be incurred by, any member, officer, or employee of the Authority or of any successor thereto, either directly or by reason of the obligations, covenants, or agreements entered into between the Authority and the County, and all personal liability of any character against every such member, officer, and employee is, by the execution of this Contract, expressly waived and released. The immunity of members, officers, and employees of the Authority under the provisions contained in this Section shall survive the termination of this Contract.

[END OF ARTICLE VII]

ARTICLE VIII

MISCELLANEOUS

Section 8.1. Agreement to Pay Attorneys' Fees and Expenses.

If a party should default under any of the provisions of this Contract and either or both the nondefaulting party or the Bondholders should employ attorneys or incur other expenses for the enforcement of performance or observance of any obligation or agreement on the part of the County or the Authority herein contained, the defaulting party agrees that it shall on demand therefor pay to the nondefaulting party and the Bondholders the reasonable fee of such attorneys and such other reasonable expenses so incurred by the nondefaulting party and the Bondholders.

Section 8.2. Notices.

All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to the Authority:	Walton County Water and Sewerage Authority 2171 Highway 81 SW Loganville, Georgia 30052 Attention: Chairman
With a copy to:	Atkinson Ferguson, LLC 118 Court Street Monroe, Georgia 30655 Attention: Chris H. Atkinson, Esq. Facsimile: (770) 267-6200
If to the County:	Walton County, Georgia 303 South Hammond Drive, Suite 330 Monroe, Georgia 30655 Attention: Chief Financial Officer
With a copy to:	Atkinson & Ferguson, LLC 118 Court Street Monroe, Georgia 30655 Attention: Charles M. Ferguson, Jr., Esq. Facsimile: (770) 267-6200

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

Section 8.3. Binding Effect; Third-Party Beneficiaries.

This Contract shall inure to the benefit of and shall be binding upon the Authority, the County and their respective successors and assigns, subject, however, to the limitations contained in this Contract. The County hereby acknowledges and agrees that the Authority has pledged its rights, title and interests (but not its obligations) under the Contract as security for the payment of the principal of and interest on the Bonds. The County hereby consents to such pledge and the Authority and the County agree that the Bondholders are third-party beneficiaries of this Contract, and may enforce the terms and provisions hereof. There are no other third-party beneficiaries.

Section 8.4. Severability.

If any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 8.5. Amounts Remaining in Sinking Fund.

It is agreed by the parties hereto that, subject to and in accordance with the terms and conditions of the Bond Resolution certain surplus moneys remaining in the Sinking Fund after payment of the Bonds shall belong to and be paid to the County.

Section 8.6. Amendments, Changes and Modifications.

The Contract may be amended, changed and modified (a) to cure any ambiguity or formal defect or omission in this Contract; (b) to provide for the issuance of Additional Bonds in accordance with the terms of this Contract (including, without limitation, the addition of events of default and remedies relating to any Additional Bonds hereafter incurred by the County); (c) to grant any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Bondholders by the County; (d) to further expand or clarify the amounts required to be paid into the Sinking Fund and the timing thereof; (e) to conform to supplements to the Bond Resolution; (f) to make any other amendments, changes and modifications that in the opinion of counsel are not materially adverse to the interests of the Bondholders. Any other amendments, changes and modification in this Contract will become effective only with the consent of the owners of fifty-one (51%) in aggregate principal amount of the Bonds secured hereby. In no event, however, may any such amendments, changes and modifications permit (a) the reduction of Contract Payments required to be made to ensure the payment of the Bonds and the other obligations secured by the Bond Resolution; or (b) the reduction of the percentage of the principal amount of the Bonds required to consent to any such amendment, change or modification.

Section 8.7. Execution Counterparts.

This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 8.8. Captions.

The captions and headings in this Contract are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Contract.

Section 8.9. Law Governing Contract.

This Contract shall be governed by, and construed in accordance with, the laws of the State of Georgia.

Section 8.10. No Replacement or Supersession.

Nothing in this Contract is intended to replace, supersede or otherwise contradict or override any other agreement between the County and the Authority presently in effect.

Section 8.11. No Assignment by County.

This Contract may not be sold, assigned, delegated or encumbered by the County.

[END OF ARTICLE VIII]

IN WITNESS WHEREOF, the Authority and the County have caused this Contract to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

WALTON COUNTY WATER AND SEWERAGE AUTHORITY

(SEAL)

By:_____
Chairman

Attest:

_____
Secretary

WALTON COUNTY, GEORGIA

(SEAL)

By:_____
Chairman

Attest:

_____
Clerk

SCHEDULE 1

CONTRACT PAYMENTS

[ATTACHED.]

John Ward <john.ward@co.walton.ga.us>

Department of Driver Services Property located at 1000 Heritage Parkway

Prosser, Derek <DProsser@dds.ga.gov> Mon, Jul 13, 2026 at 4:57 PM
To: John Ward <john.ward@co.walton.ga.us>

Mr. Ward,

I wanted to follow up regarding the portion of property that the Department of Driver Services (DDS) is requesting to transfer for the construction of our new Motorcycle Repair Shop.

Due to several factors, including weather-related delays that delayed completion of the required survey and the need to prioritize year-end budget closeout activities, we experienced delays in advancing the necessary paperwork to begin the property transfer process. We have now received the completed survey, which identifies the property portion as 2.8616 acres. I have attached a copy of the survey for your review.

I know it has been some time since we last met to discuss this request, so I wanted to provide a brief refresher regarding our previous conversation. DDS requests that the portion of the property identified on the attached survey that is currently included in the existing 50-year land lease be transferred to the Department of Driver Services. This transfer is necessary to enable DDS to use State funds to complete construction of our new Motorcycle Repair Shop, which will be relocated from Winder, Georgia, to Between, Georgia.

This relocation will allow DDS to construct a modern, purpose-built facility that provides dedicated office space for staff, additional storage capacity, and a properly equipped maintenance area to service the fleet of motorcycles used for our Basic Rider Courses at this location and throughout the state.

Once completed, the Between location will become a unique DDS facility by providing a full range of services, including CDL testing, motorcycle testing, Basic Skills Testing, Basic Rider Course training, and housing the only DDS-operated motorcycle repair shop in the state. This project will significantly enhance our ability to support the motorcycle safety program and maintain the equipment necessary to deliver these services statewide.

I am currently finalizing the required documentation with the State Properties Commission to begin the formal transfer request process. One of the items needed to proceed is a signed Walton County Board resolution approving the transfer of the property to DDS.

Please let me know what information or documentation you need from me to help move this process forward. I appreciate your assistance and look forward to working with you and the County to complete this process.

Thank you,

Derek S Prosser

Facilities Director

Georgia Department of Driver Services

2206 Eastview Parkway

Conyers, GA 30013

dprosser@dds.ga.gov

404-535-9450

From: John Ward <john.ward@co.walton.ga.us>
Sent: Wednesday, April 15, 2026 4:04 PM

qPublic.net™ Walton County, GA

Legend

- Parcels
- Roads
- BETWEEN
- COUNTY
- FDOT
- GDOT
- GOOD HOPE
- GWINNETT COUNTY
- JERSEY
- LOGANVILLE
- MONROE
- PRIVATE
- SOCIAL CIRCLE
- WALNUT GROVE
- <all other values>

Parcel ID	C06101230DP	**Owner**	WALTON COUNTY 303 S HAMMOND DRIVE MONROE, GA 30655
Class Code	Exempt		
Taxing District	Between		
Acres	53.0	**Physical Address**	1000 HERITAGE PKWY
		Appraised Value	Value $2400200

Last 2 Sales

Date	Price	Reason	Qual
8/7/2008	0	n/a	U
7/14/1999	0	n/a	U

(Note: Not to be used on legal documents)

Date created: 8/20/2026
Last Data Uploaded: 8/19/2026 8:35:19 PM

Developed by SCHNEIDER GEOSPATIAL

WALTON COUNTY CLERK OF SUPERIOR COURT

SURVEY REFERENCES:

1. DEED BOOK 2945, PAGE 263
2. ALTA/ACSM LAND TITLE SURVEY FOR WALTON COUNTY, GEORGIA & CHICAGO TITLE INSURANCE COMPANY, PREPARED BY PRECISION PLANNING, INC., DATED JULY 15, 2008.

USE AND PURPOSE:

THE PURPOSE OF THIS PLAT IS AN EXEMPTION PLAT, EXEMPTING 2.86 ACRES FROM THE EXISTING TRACT KNOWN AS TAX MAP PARCEL C06101230DP, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 2945, PAGE 263, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS WALTON COUNTY. THE PARENT PARCEL PROPERTY ADDRESS IS 1000 HERITAGE PKWY, BETWEEN, GA, 30656.

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE HRMS OF 0.04'.
2. FIELD MEASUREMENTS WERE TAKEN WITH A MULTI-FREQUENCY CARLSON GNSS BRX7 BASE RECEIVER AND BRX7 ROVER ON JUNE 11, 2026. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 289,094'.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13297C0110F, DATED DECEMBER 15, 2022 FOR THE TOWN OF BETWEEN, WALTON COUNTY, GEORGIA THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

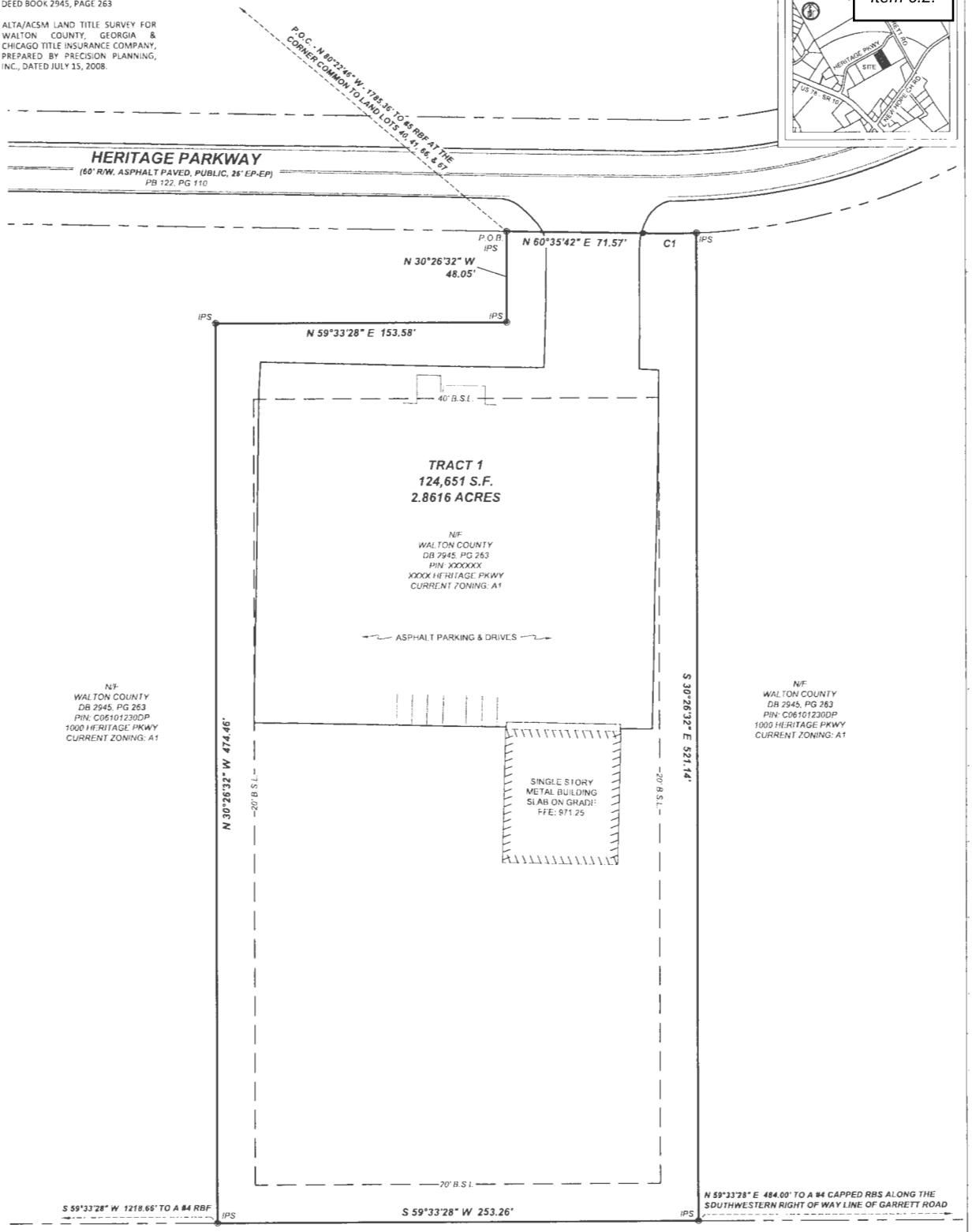
UTILITY NOTES & INFORMATION:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT 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 15-6-67.

KEVIN R. SETTLES, GA PLS - 3412



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	28.13'	341.16'	N 59°43'11" E	28.13'

SYMBOL LEGEND

- o IRON PIN FOUND
- @ IRON PIN SET
- • COMPUTED POINT

ABBREVIATION LEGEND

RBF	REBAR FOUND
IPS	IRON PIN SET
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
FFE	FINISH FLOOR ELEV

NORTH

GRID NORTH - NAD 83
STATE PLANE - GA WEST

0 40 80

GRAPHIC SCALE - FEET

FRONTIER SURVEYING & MAPPING

FRONTIER SURVEYING & MAPPING, LLC
1489 GRADY LEMONDS ROAD, SOCIAL CIRCLE, GA 30025

KEVIN R. SETTLES, PLS
678-209-3921
krsettles@frontiersurvey.com
GA LSF NO : 001310

EXEMPTION PLAT FOR:

GEORGIA DEPARTMENT OF DRIVER SERVICES

Land Lot 41, 4th Land District, Town of Between, Walton County, Georgia

REVISIONS

DATE	DESCRIPTION

GEORGIA REGISTERED No. 3412 LAND SURVEYOR KEVIN R. SETTLES

PROJECT NO.:	26GDS001
DRAWN BY:	KRS
CHECKED BY:	KRS
SCALE:	1" = 40'
ISSUE DATE:	06/15/2026

SHEET 1 of

Counterpart No. ____ of ____

Original Executed Counterparts
Counterpart of _____.

RECORDED
STATE PROPERTIES COMMISSION

JUL 01 2021

REAL PROPERTY RECORDS

012554

STATE OF GEORGIA;
COUNTY OF FULTON:

LEASE BY AND BETWEEN
STATE OF GEORGIA
AND
WALTON COUNTY, GEORGIA

THIS LEASE (hereinafter referred to as the "Lease") effective June 1, 2021, by and between WALTON COUNTY, GEORGIA, a charter authority and political subdivision of the State of Georgia, (hereinafter referred to as "COUNTY" or "LESSOR"), and STATE OF GEORGIA, acting by and through the State Properties Commission, (hereinafter referred to as the "STATE" or "LESSEE") (sometimes individually referred to as a "Party" and collectively as the "Parties").

WITNESSETH THAT:

WHEREAS, the County is the owner of certain improved real property consisting of approximately 10.5 acres lying and being in Land Lots 41 of the 4TH District of Walton County, Georgia, and as more particularly described on the Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, at its June 3, 2021 meeting, the Walton County Board of Commission approved the leasing of the Property from the County to the State; and

WHEREAS, at its June 6, 2021 meeting, the State Properties Commission approved the leasing of the Property from the County for the purposes of a Driver Services testing site; and

WHEREAS, the leased Property will be under the custody and control of the Department of Driver Services; and

NOW, THEREFORE, in consideration of the mutual promises herein contained and the mutual public good to be derived by the Lease, the receipt and sufficiency of which is hereby acknowledged, upon the following terms and conditions to be paid and kept by the State, the County grants and leases to the State, and the State does hereby accept, take and lease from County, the Property.

1.
USE OF PROPERTY

1.1 The Property shall be used by the State solely for the establishment of a Driver Services testing site, storage facility, and motorcycle maintenance facility, including constructing, maintaining and operating the testing site, motorcycle maintenance facility, and storage facility and such purposes as are

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incidental thereto, and for no other purposes without the prior written consent of the County, in its sole discretion.

1.2 Without limitation, the State shall not use the Property: (a) for any purpose not authorized by this Lease, (b) for any illegal purpose, nor for any purpose inimical to the health, safety and welfare of the public, or (c) commit, or suffer to be committed, any waste in or on the Property, nor shall it create or permit any nuisance in or on the Property.

2.
OCCUPANCY

The State shall occupy and operate the Property continuously throughout the Term (as hereinafter defined) of this Lease and shall not desert, surrender, abandon or cease using the Property during the Term.

3.
RENT

3.1 For and as rent for the Property, the State agrees to keep each and every term and condition of this Lease required to be kept by the State, each of which shall be deemed material and constitute rent for the Property.

3.2 Rent. Lessee shall pay in advance to Lessor the sum of TEN AND NO/100 DOLLARS ($10.00) per year, payable in advance upon execution of this Lease.

4.
TERM AND TERMINATION

4.1 The term of this Lease shall be defined as the period commencing on _____, (hereinafter referred to as the "Commencement Date") and expiring at 11:59 PM on the day before the fiftieth (50th) anniversary of the Commencement Date (hereinafter referred to as the "Expiration Date") with the period between the commencement and expiration date hereinafter collectively referred to as the "Term". Lessee may terminate this Lease, with or without cause, by providing Lessor with one hundred and eighty (180) days written notice of such termination. This Lease shall automatically terminate upon the State's discontinuance of its use of the Between Customer Service Center, located at 1010 Heritage Parkway, Between, Georgia 30655 as a Department of Driver Services building pursuant to Section 1 of this Lease.

4.2 Upon expiration or earlier termination of this Lease, all rights and interests of the State (and all persons whomsoever claiming by, under or through the State) in and to the Property shall wholly cease and title to the Property shall vest in the County without further act or conveyance.

5.
HOLDING OVER

The State shall not use or remain in possession of the Property after the expiration or earlier termination of this Lease. Any holding over or continued use or occupancy of the Property by the State after the expiration or earlier termination of this Lease, without consent from the County, shall constitute a Tenancy-At-Will in the State and not a renewal of the Lease by operation of law, subject to the provisions of this Lease.

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6.
INSPECTION AND TITLE

The State has fully inspected the Property and determined, in its sole discretion that the Property in its present condition is suitable for the State's current and future intended use. The County represents and warrants to the State that it holds good and marketable title to the Property and has the requisite authority to enter into this Lease. Except as otherwise expressly provided herein, the County makes no representations or warranties of any kind, express or implied, regarding the Property, including the condition, habitability or suitability for any particular use or purpose of the Property.

7.
NO JOINT VENTURE

Nothing contained in this Lease shall make, or shall be construed to make, the State and the County partners or joint venturers with each other, nor shall anything contained in this Lease render, or shall be construed to render, either party liable to a third party for the debts or obligations of the other.

8.
IMPROVEMENTS

8.1 The State may construct, without written approval from the County, any reasonably desired or necessary improvements to the Property consistent with Section 1 of this Lease, at its sole cost and expense. All such improvements shall be performed and completed by the State in accordance with such approved plans, in a first-class and workmanlike manner, in conformity with all laws, ordinances, building codes, regulations, and legal requirements, and in full compliance with the terms of the Lease.

8.2 The State shall not create or permit to be created or to remain, and, shall promptly discharge, at its sole cost and expense, any lien or other encumbrance upon the Property, or any part thereof or upon the State's interest under the Lease that arises from or is related to the making of any improvements to the Property or by reason of any labor, service or material furnished or claimed to have been furnished to or for the benefit of the State or by reason of any construction, repairs or materials made or provided by or at the direction of the State for all or any part of any improvements on the Property.

8.3 Title to any and all improvements, erections or additions constructed on the Property by the State subsequent to the State's initial occupancy of the Property shall be at all times the property of the State during the Term of this Lease. Upon such expiration or termination, the County may accept or request that the State remove such improvements. Any such furniture, furnishings, movable fixtures, equipment or proprietary property that is not removed by the State upon the expiration or earlier termination of this Lease shall be deemed abandoned by the State and shall become the property of the County.

9.
INSURANCE

The State's liability hereunder is created, determined and limited by the Georgia Tort Claims Act, O.C.G.A. §§ 50-21-1 *et seq.* The State represents that they are self-insured in accordance with the specifications established by the Department of Administrative Services to cover claims for damages to persons or property by reason of the State's use or occupancy of the Property.

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10.
UTILITIES

At its sole cost and expense, the State shall cause to be furnished and shall pay for all water, gas, light, power, sanitation (sewerage or otherwise), garbage pick-up and disposal, telephone and other utilities or services required for the State's use of the Property.

11.
TAXES AND ASSESSMENTS

11.1 The State agrees, during its use and occupancy of the Property, to pay or cause to be paid, to the public officer charged with collection thereof and before any of the same shall become delinquent the payment of (a) any and all taxes, assessments, license fees, excises, imposts, fees and charges of every sort, nature and kind, hereinafter collectively referred to as "impositions", which during the State's use and/or occupancy of the Property, may be assessed, levied, charged or imposed against or with respect to the State's interest in the Property, including, but not limited to, the building, fixtures, equipment and personal property, if any there be, located therein or thereon; and (b) any impositions assessed, levied, charged or imposed on or with respect to the conduct of the State's business in or on the Property.

11.2 Nothing herein shall obligate or require the payment of any imposition by the State, unless such obligation or requirement is provided by law. The State may contest the validity, legality or amount of any imposition in the manner provided by law after posting of security with (and acceptable to) the County in an amount equal to the amount of the imposition claimed to be due. Within ten (10) days after the payment by the State of any imposition, the State will furnish to the County a copy of said receipt evidencing such payment.

12.
CONDEMNATION, DESTRUCTION OF OR DAMAGE TO PROPERTY

If the Property or any improvements erected on the Property are condemned, totally or partially destroyed or rendered untenantable by storm, fire, earthquake, hurricane or other natural catastrophe during the Term of this Lease, then (a) the County or the State, by written mutual consent, may rebuild and restore the taken, damaged or destroyed portions of the Property as nearly as possible to the condition as existed immediately prior to such taking, damage or destruction or (b) the parties may by written mutual consent terminate this Lease.

13.
REPAIR

The State, at all times during this Lease, at its sole cost and expense, shall keep all portions of the Property in good order, condition and repair. The State's obligations hereunder include, without limitation, all necessary repairs and replacements of the Property, structural or otherwise, ordinary or extraordinary, including but not limited to the roof, foundation, structure, parking lot and driveways, exterior and interior windows, doors and entrances, signs, floor coverings, columns, and partitions, and lighting, heating, plumbing and sewage lines and facilities, and air conditioning equipment, and all other portions of the Property, excluding such repairs and replacements for damage or destruction of the Property as set forth in Section 12 above. The County shall not be required, unless damage is caused by the County, to make any repairs of any kind or nature, in, on or to the Property during the Term of this Lease. The State shall operate,

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maintain and repair the Property and any other buildings it builds thereon in accordance with the existing rules, regulations, and policies of the State of Georgia and in accordance with the provisions of this Lease.

14.
HAZARDOUS SUBSTANCES

14.1 The State shall not bring, deposit, or allow to be brought or deposited, in or upon the Property, any pollutant or harmful substance, except for substances ordinarily used in the care and maintenance of the Property and in compliance with all other applicable provisions of this Lease.

14.2 The State represents that it will not allow any of the following to occur on the Property, regardless of cause: (A) any generation, treatment, recycling, storage or disposal of any hazardous substance; (B) any underground storage tank, surface impoundment, lagoon or other containment facility for the temporary or permanent storage, treatment or disposal of hazardous substances; (C) any landfill or solid waste disposal area; (D) any asbestos-containing material as defined by the Toxic Substances Control Act; (E) any polychlorinated biphenyl (PCB) used in hydraulic oils, electric transformers or other equipment; or (F) any release or threatened release of hazardous substance to the environment in forms or quantity requiring remedial action under environmental laws. The State's obligation in no way extends to any environmental condition of the Property existing prior to the State's possession.

15.
INSPECTION

The State shall permit the County and its duly authorized representatives at reasonable times to enter in and on the Property to examine the Property and to ensure the Lease covenants in this Lease are being performed.

16.
NO DISCRIMINATION/AMERICANS WITH DISABILITIES ACT

In its occupancy and use of the Property, the State shall not discriminate against any person on the basis of race, color, national origin, age or disability. This covenant of the Lease may be enforced by termination of the Lease and any other remedy available at law.

The State shall, at the State's sole cost and expense, comply with the Americans with Disabilities Act of 1990 ("ADA") and the regulations promulgated thereunder. The State hereby expressly assumes all responsibility for compliance with the ADA relating to the Property and the activities conducted by the State on the Property. Any alterations to the Property made by the State for the purpose of complying with the ADA or which otherwise require compliance with the ADA shall be done in accordance with this Lease; provided, that the County consent to such alterations shall not constitute either the County's assumption, in whole or in part, of the State's responsibility for compliance with the ADA, or representation or confirmation by the County that such alterations comply with the provisions of the ADA.

17.
TRANSFER, ASSIGNMENT AND SUBLETTING

The State shall not transfer or assign (whether by instrument or operation of law or, if applicable, by withdrawal, sale, gift, exchange, change in partnership ownership or membership, change in stock ownership, merger, consolidation, dissolution or reorganization of any type) this Lease or any right or privilege of the State hereunder without the prior written consent, of the County, in its sole discretion. The State shall not sublet the Property or any building built thereon or part thereof, or any right or privilege appurtenant thereto, nor permit nor suffer any party other than the State to use or occupy the Property or

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any portion thereof without the prior written consent of the County, in its sole discretion. Any transfer, assignment or subletting without the prior written consent of the County shall be void *ab initio* and shall at the option of the County terminate this Lease. The State may, with the prior written consent of the County, transfer or assign this Lease or any of its rights or duties hereunder to another agency, department, authority, or instrumentality of the State for the same use and purposes as set forth in this Lease. The County's consent to a transfer, assignment, subletting, or to any use or occupancy by a party other than the State, shall not invalidate or constitute a waiver of this provision, and each subsequent transfer, assignment and subletting, and each subsequent use and occupancy by a party other than the State shall likewise be made only with the prior written consent of the County, in its sole discretion. Any assignee of State, at the option of the County, shall become directly liable to the County for the performance of all obligations of State hereunder, but no sublease or assignment by State shall relieve State of any liability hereunder.

18.
RETURN OF PROPERTY; REMOVAL OF FIXTURES.

18.1 Return of Property. At the expiration or earlier termination of this Lease, the State shall surrender the Property in better or the same condition as it was in upon delivery of possession to the State under this Lease (including any temporary or permanent improvements, expansions, erections, additions and alterations to the Property made during the Lease by the State), reasonable wear and tear excepted, and shall surrender to the County all keys to all buildings and improvements on the Property.

18.2 Removal of Fixtures. Any trade fixtures, signs, and personal property of the State not permanently affixed to the Property shall remain the property of the State, and, the State shall have the right to remove any and all such trade fixtures, signs, and personal property. The State shall, at its sole cost and expense, repair any damage occasioned to the Property by the removal of any such trade fixtures, signs, or personal property. The State agrees that all trade fixtures, signs and personal property installed in or attached to the Property by the State shall be in good condition when installed and shall be maintained so as to preserve the value of the Property. Any such trade fixtures, signs, furniture, furnishings, movable fixtures, equipment or proprietary property that is not removed by the State upon the expiration or earlier termination of this Lease shall be deemed abandoned by the State and shall become the property of the County.

19.
ESTATE IN LAND

This Lease shall create an estate for years between the parties hereto.

20.
NOTICES

All notices, requests, demands and other communications provided for hereunder shall be in writing and mailed by first class United States certified mail, return receipt requested, delivered by overnight carrier (such as, but not limited to, UPS, or Federal Express), or personally delivered to the applicable party at the addresses set forth below. Notices shall be deemed given upon receipt, if delivered by overnight carrier or personally, or on the third business day after mailing, if delivered by United States certified mail.

To Walton County: Walton County Board of Commissioners
111 S. Broad Street
Monroe, Georgia 30655

To State: Georgia State Properties Commission
Attention: Executive Director

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270 Washington Street
Suite 2-129
Atlanta, Georgia 30334

With a Copy to: Georgia Department of Driver Services
Post Office Box 1456
Atlanta, Georgia 30371-1456

21.
TIME IS OF THE ESSENCE

All time limits stated herein are of the essence with respect to this Lease.

22.
NON-WAIVER

No failure of either party to exercise any right or power given under this Lease, or to insist upon strict compliance with the provisions of this Lease, and no custom or practice of the State or the County at variance with the terms and conditions of this Lease, shall constitute a waiver of the other party's right to demand exact and strict compliance with the terms and conditions of this Lease.

23.
DEFAULT/REMEDIES/RIGHTS CUMULATIVE

23.1 EVENTS OF DEFAULT. The following events shall constitute Events of Default (whether any such event shall be voluntary or involuntary, or come about or be effected by operation of law or pursuant to or in compliance with any order of any court or any statute, rule, regulation, or order of any governmental body):

a) The State shall fail to perform or observe any other covenant, condition, or agreement to be performed or observed by it hereunder, and such failure shall continue un-remedied for a period of thirty (30) days after the State has received notice hereof from the County; or

b) Any representation or warranty made by the State herein shall at any time prove to have been incorrect in any material respect; or

c) The State causes or permits an attachment or attachments or other lien or liens to be issued or entered against the Property and shall not be discharged or stayed within 60 days; or

d) The State shall abandon or cease continuous use of the Property without proper termination of the Lease.

23.2 REMEDIES. Upon the occurrence of any Event of Default and at any time thereafter so long as the same shall be continuing, the County may at its option declare this Lease to be in default; and at any time thereafter, so long as the State shall not have remedied all outstanding Events of Default, the County may terminate this Lease and/or do one or more of the following as the County in its sole discretion shall elect:

a) pursue any remedies available at law; or

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b) re-enter and take possession of the Property, dispossess the State or any other occupant of the Property, and remove the State's or such occupant's personal effects and property from the Property and store the same in a public warehouse or elsewhere at the cost of and for the account of the State.

Except as otherwise provided herein, the rights and remedies provided in this section are cumulative and are not exclusive of any rights or remedies otherwise available to the County at law.

23.3 RIGHT TO CURE DEFAULTS. the County may at its election and cost (but without any liability to do so) cure any default by the State under this Lease. the County may seek to recover any such cost in a court of competent jurisdiction.

24.
BINDING EFFECT

Each of the terms and conditions of this Lease shall apply, extend to, be binding upon, and inure to the benefit or detriment of the parties hereto, to the successors and assigns of the State, and to the extent that the County has consented to a transfer or assignment of this Lease (if such consent is required) to the successors and assigns of the State, and to any leasehold mortgagee and its successors and assigns. Subject to the foregoing, whenever a reference to the parties hereto is made, such reference shall be deemed to include the successors and assigns of said party, the same as if in each case expressed.

25.
INTERPRETATION

Should any provision of this Lease require judicial interpretation, it is agreed and stipulated by and between the parties that the court interpreting or construing the same shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that an instrument is to be construed more strictly against the party who prepared the same.

26.
GEORGIA AGREEMENT

This Lease shall be governed by, construed under, performed and enforced in accordance with the laws of the State of Georgia. It is agreed that any action brought to enforce or interpret this Lease shall be brought only in a court of competent jurisdiction located in Fulton County, Georgia.

27.
SECTION HEADINGS

The brief headings or title preceding each section herein are merely for purposes of section identification, convenience and ease of reference, and shall be completely disregarded in the construction of this Lease.

28.
NO THIRD PARTY BENEFICIARY

Nothing in this Lease, whether express or implied, is intended to confer upon any other party other than the parties hereto and their respective successors and assigns, any right or interest whatsoever. No party other than the parties hereto is entitled to rely in any way upon the warranties, representations, obligations indemnities or limitations of liability whatsoever in this Lease.

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29.
WHEREAS PROVISIONS AND EXHIBITS

The "Whereas" clauses appearing at the beginning of this Lease and the Exhibits attached hereto are hereby incorporated by reference herein. To the extent that Exhibits conflict with any of the foregoing terms and conditions of this Lease, the Exhibits shall control.

30.
SEVERABILITY

If any provision of this Lease, or any portion thereof, should be ruled void, invalid, unenforceable or contrary to public policy by any court of competent jurisdiction, then any remaining portion of such provision and all other provisions of this Lease shall survive and be applied, and any invalid or unenforceable portion shall be construed or reformed to preserve as much of the original words, terms, purpose and intent as shall be permitted by law.

31.
COUNTERPARTS

This Lease may be executed in two (2) or more counterparts each of which is deemed an original of equal dignity with the other and which is deemed one and the same instrument as the other.

32.
ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the parties. This Lease supersedes all prior negotiations, discussions, statements and agreements between the County and the State with respect to the Property and the State's use and occupancy thereof. No member, officer, employee or agent of the State or the County has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Lease. No modification of or amendment to this Lease shall be binding on either party hereto unless such modification or amendment shall be properly authorized, in writing, properly signed by both the State and the County and incorporated in and by reference made a part hereof.

IN WITNESS WHEREOF, the County, acting by and through its duly authorized hereinafter named representatives, and the State, acting by and through its duly authorized hereinafter named officers, have caused these presents to be signed, sealed and delivered all as of the date hereof

(Signatures begin on next page and remainder of page is intentionally blank)

012554

WALTON COUNTY BOARD OF COMMISSIONERS

By: _____ L.S.

Attest: Rhonda R. Hawk L.S.

(Seal Affixed Here)

BOARD OF COMMISSIONERS MONROE SEAL GEORGIA WALTON COUNTY

Signed, sealed and delivered,
as to Walton County, in our presence:

_____
Unofficial Witness

_____
Official Witness, Notary Public

My Commission Expires
2/11/2025
(Notary Public Seal Affixed here)

DONNA M HAWK NOTARY PUBLIC WALTON COUNTY GEORGIA EXPIRES

(Signatures continued on next page)

812554

STATE OF GEORGIA,
Acting by and through its State Properties Commission

By: _____(Seal)
GOVERNOR BRIAN P. KEMP
as Chairman of the State
Properties Commission

Attest: _____(Seal)
Marty W. Smith
Executive Director
State Properties Commission

(S[illegible]ission
[illegible]gia

Signed, sealed and delivered,
as to the State, in our presence:

_____
Unofficial Witness

_____
Official Witness, Notary Public

My Commission Expires: 9-5-23

(Notary Public Seal Affixed here)

012554

Exhibit A to
Lease Description of Property

012554

Planning and Development Department
Case Information

Case Number: Z26-0159

Meeting Dates: Planning Commission 07-09-2026 – Tabled to 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:
Fig Leaf Risk Advisors, LLC
367 Athens Highway, Suite 2300
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals. (This property is not a part of a subdivision).

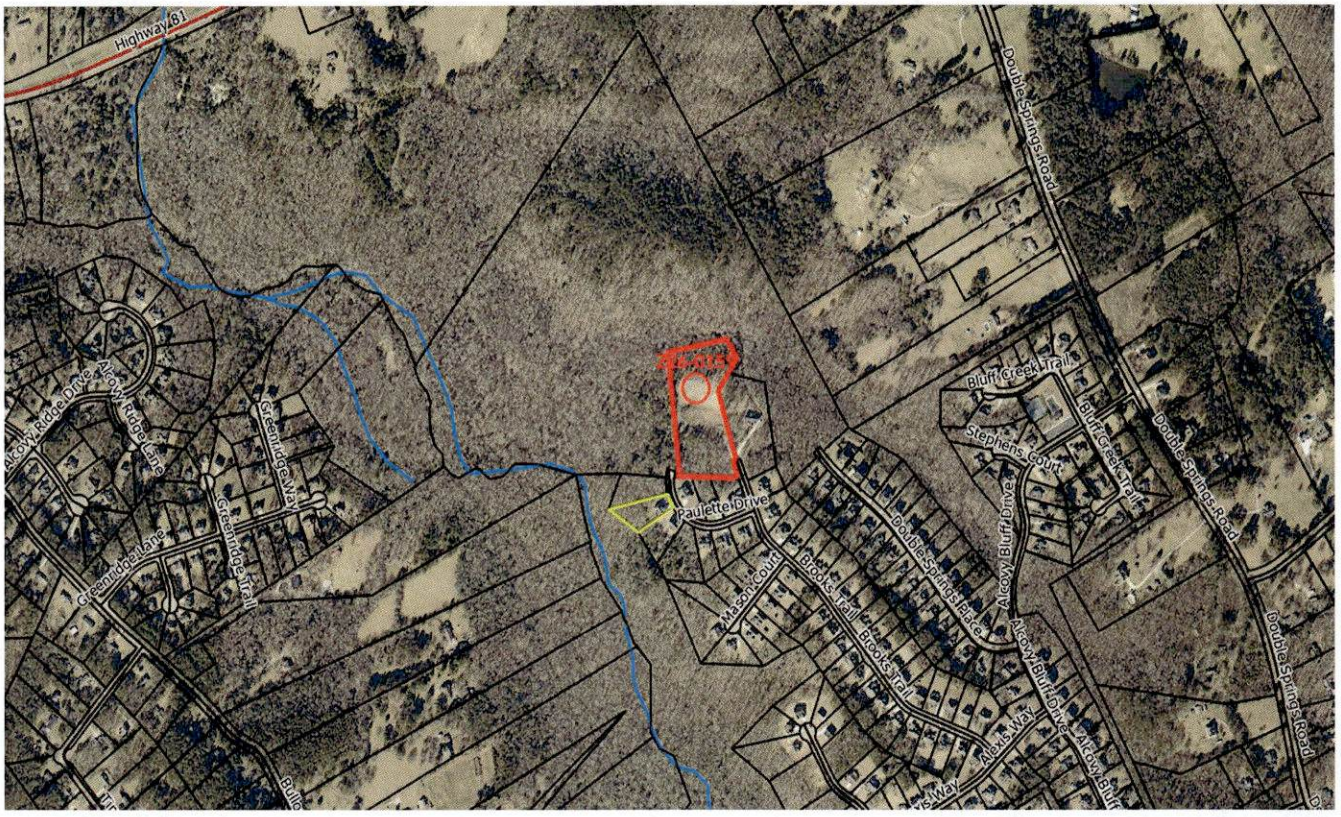
Address: 3084 Brooks Trail, Monroe, Georgia 30656

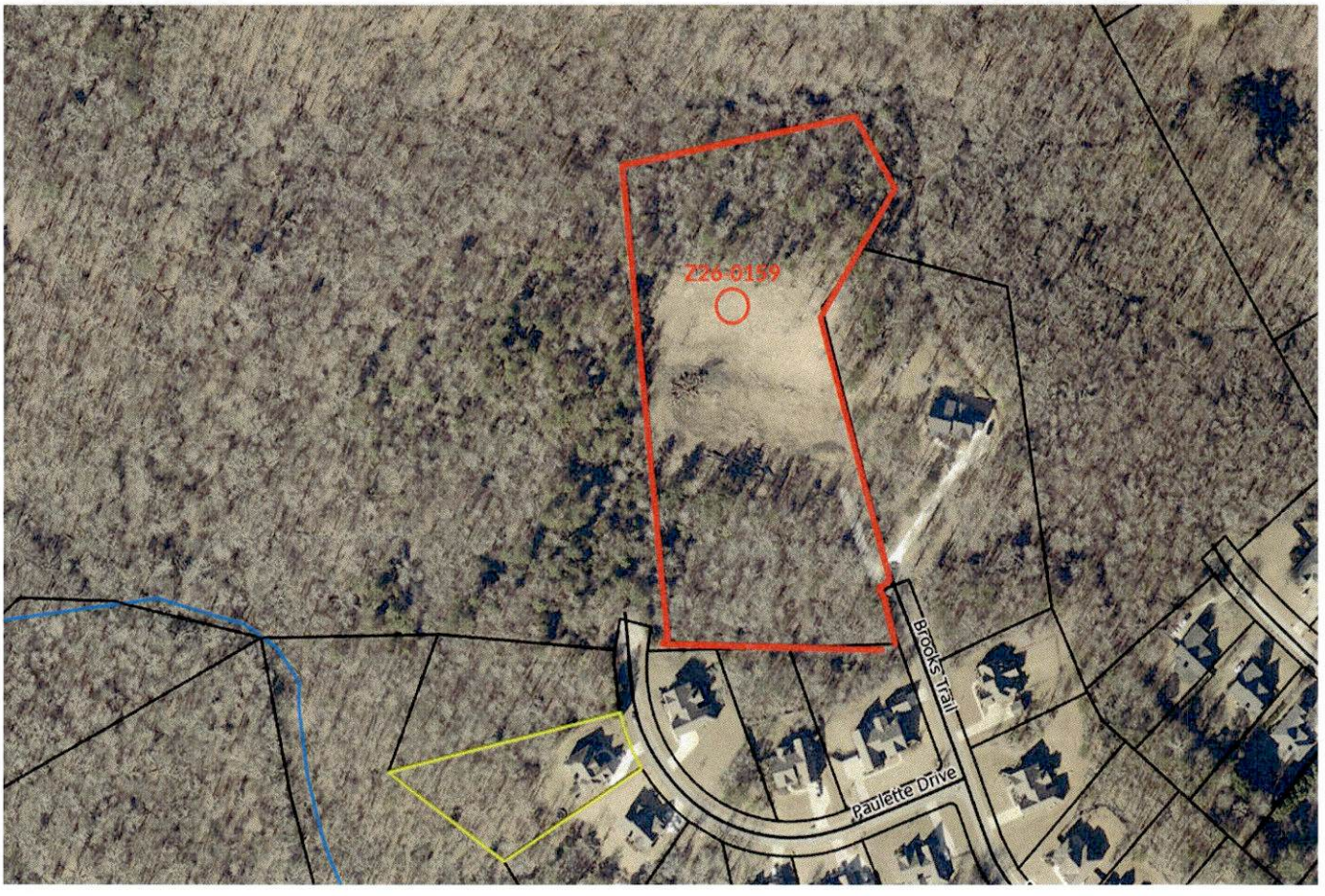
Map Number/Site Area: C0590057 – 83.65 acres

Character Area: Suburban

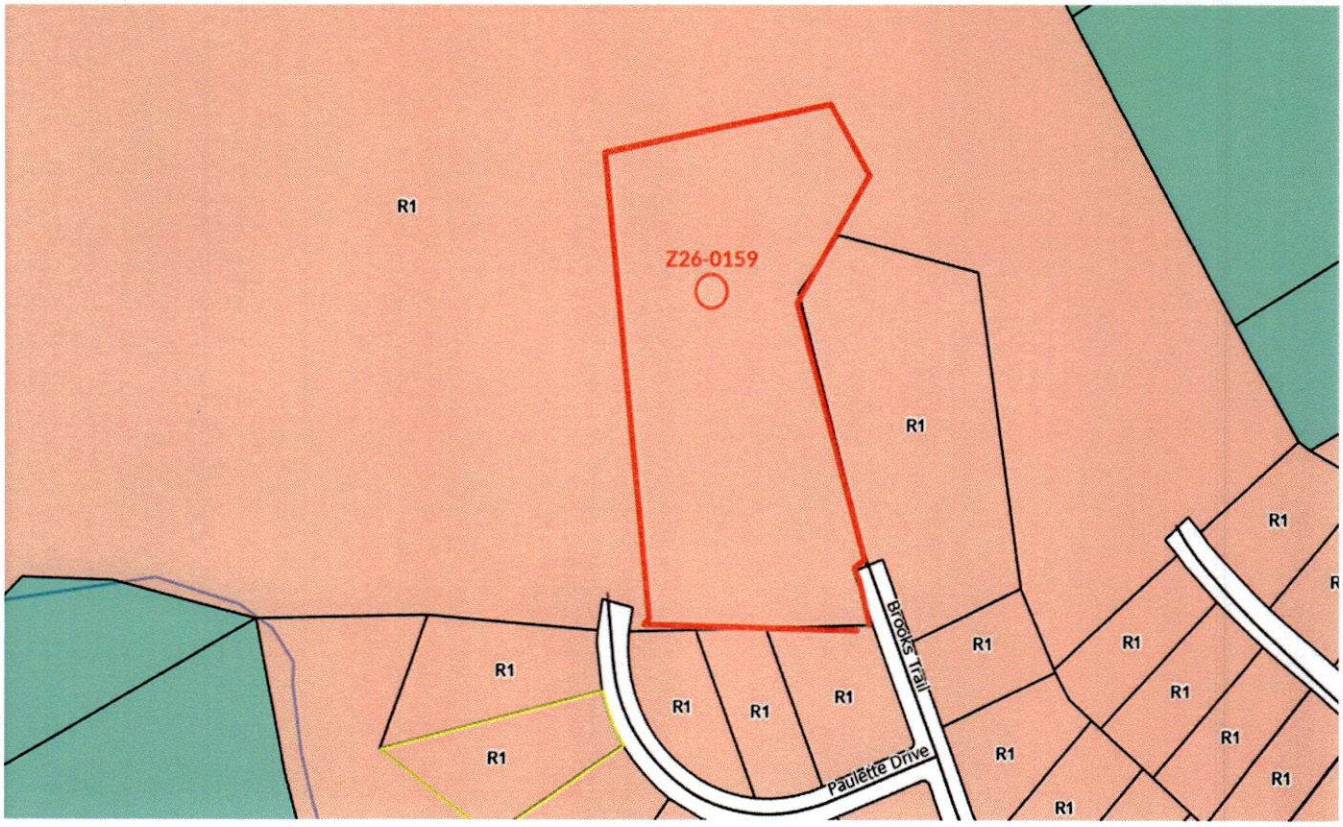
District 1 Commissioner- Amarie Warren Planning Commission – Josh Ferguson

Existing Site Conditions: The property has a barn dominium that is in the process of being built.

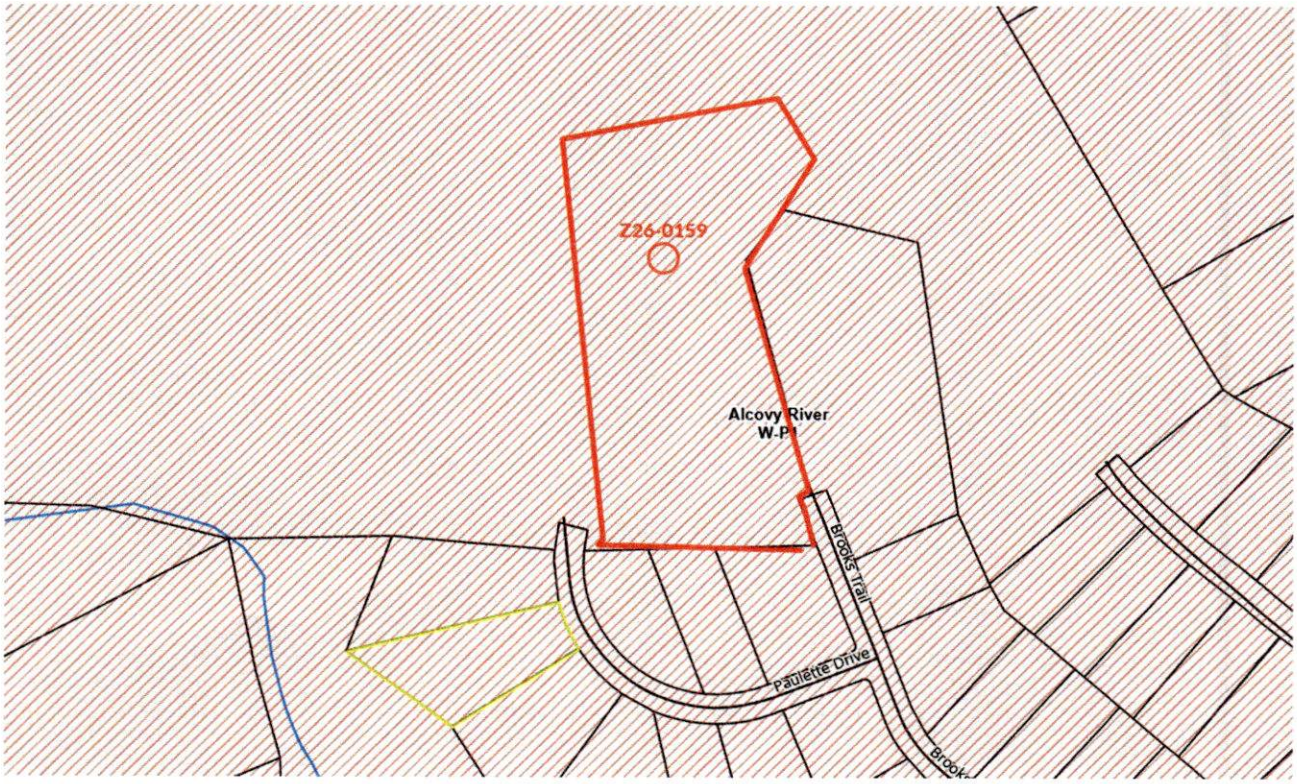

Highway 81
Double Springs Road
Bluff Creek Trail
Stephens Court
Arrow Ridge Drive
Arrow Ridge Lane
Greenridge Way
Greenridge Lane
Greenridge Trail
Paulette Drive
Double Springs Road
Mason Court
Brooks Trail
Alcovy Bluff Drive
Alex's Way
Double Springs Road


Z26-0159
Brooks Trail
Paulette Drive

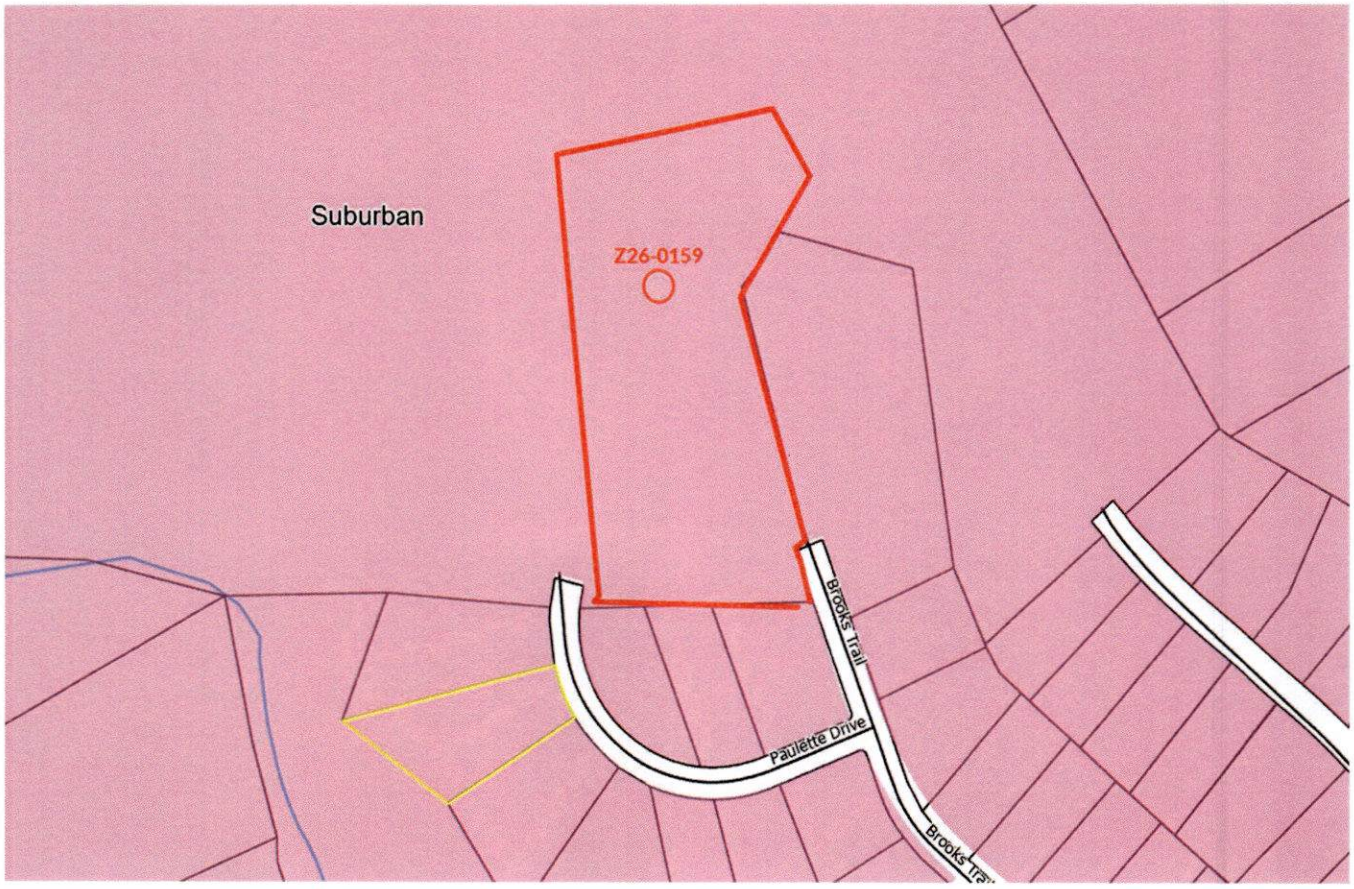
The surrounding properties are zoned A1 and R1.



The property is in the Alcovy River Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

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

Sheriff's Department: No issues with the Walton County Sheriff's Department.

Water Authority: This area is served by an existing 8" diameter water main along Brooks Trail (static pressure: 80 psi, Estimated fire flow: 990 gpm @ 20 psi). No system impacts anticipated.

Fire Marshall Review: No comments

Fire Department Review: No impacts foreseen

Board of Education: No affect on the Walton County Schools.

GDOT: Will have no affect on GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No direct impact on the City of Loganville.

PC Action 7/9/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Recommendation: Josh Ferguson advised the Board that the Applicant has requested that the case be tabled. Josh Ferguson made a motion that the case be tabled with a second by Michelle Trammel. The Motion carried unanimously.

PC ACTION 8/6/2026:

Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

Presentation: Michael and Katie Campbell represented the case. They would like to rezone 4 acres of the 83 acres that they own from R1 to A1 to have personal outside animals and a small hobby farm. The legal questions of this being in the subdivision or in the homeowner's association are still unresolved. They would like to have a hobby farm in a fenced area close to the residence. It will have low impact on the neighborhood and is compatible with the area. The HOA stated that the property is in the subdivision and they have documentation that shows that their property is in the subdivision, and they have asked to see it, and their request was denied. They have made every effort to be transparent to the neighborhood. There was misinformation going around about what they want to do. They are not having commercial livestock operations or petting zoo. The places where the animals will be fenced will be 200 ft. from the closest residence property line. What they are wanting to do will not increase transportation. They have worked diligently to comply and be respectful to neighbors. The application has low impact; it is agriculture use and they respectfully request that

their request be approved.

Josh Ferguson asked the Campbell's when you say hobby farm what does that mean and Ms. Campbell stated about 4 sheep, 4 goats and up to 12 chickens. They have 3 stalls in the barndominium that are about 440 sq. ft. The animals will graze the hill that's steep and they will not have to use a tractor. They live at 3085 Brooks Trail and there are agricultural properties around this property. The barndominium is going to be used for family members when they are in town and for their aging parents and maybe use it for small bible study groups from church. Josh Ferguson asked, so this is not a permanent residence for you and Ms. Campbell stated no, it will be for family and aging parents. She stated as far as animals their residence at 3085 Brooks Trail is not big enough to have animals.

Mark Banks asked if the only access they have to their property is through the subdivision and Ms. Campbell stated that was correct. They do not have access to their property from Highway 81 or Double Springs Road. They are building a barndominium and they got a permit for it and turned in the barndominium plans to Walton County to approve. Ms. Campbell stated that they had to turn the building around 35 to 40 degrees from where they said it would be and they talked to the homeowner's association board and they went through the HOA as a courtesy to get approval.

Speaking: Ed Farring spoke and stated that he and his mother live at 1620 Bluff Creek and he looked at the application and on page 10 it says tax classification and farm animals. He stated that the barndominium has already been built and it is out of character and the subdivision has livestock restrictions, and it is a problem and he stated that the Campbells could put a cell tower on the property or do an Airbnb and he would like for the application to be denied.

Jessica Seifried, who lives in the community stated that the neighbors have asked her to speak. They are opposing this rezone. We respect private property rights, and they know that the Campbell's have control over their own property and what they want to do will benefit them, but this will affect the whole neighborhood. Any future use of property there is only one way to access it, and they could access their property from outside the road. There are more than 160 people who live in the neighborhood. To allow the rezone sounds harmless but it will have an impact. She understands and has been told that the county does not enforce private covenants. She stated that the Campbells did approach the homeowner's association, and they knew about the barn but did not know they were going to the zoning for animals. She stated that even though the Campbell's contacted the homeowner's association about the barndominium that when it is winter you can see the barndominium. She said that Campbell's state that their property is not part of the subdivision. She stated that she did an open records request to the county and it showed that there is not another barndominium in R1 zoning and they have had a title search done. She stated that the Campbells did not contact the homeowner's association about the rezone.

Daniel Reynolds, who lives at 1429 Bluff Creek Trail, stated that if you allow the rezone in place and you allow large, hoofed animals 2 per fenced acre then that will be a real farm. He has done some research, and it will be 36,000 pounds of waste on 4 fenced

acres and where does it go? When the wind blows it will blow the smell to the neighborhood and it will affect elderly people and small children.

Clinton Bostwick, who lives at 1609 Bluff Creek Trail, stated that the summary of what you have heard is that they do not want this and they have a petition with 75 signatures opposing the rezone and this was handed to the Planning Commission.

David Johnson, who lives at 1625 Bluff Creek Trail, has lived there for 20 years and before that he lived in a subdivision in Loganville that did not have an HOA and they let people do whatever they wanted to do on their property and they lost 10 thousand dollars when they sold their property. He stated what he had heard of the plans that the applicants would like to do but it has been very vague throughout. He stated the plans may be beneficial to the owner but the other people in the neighborhood will have a negative impact on them.

Linda Dudish, who lives at 1601 Creek Trail, stated that this will impact 3 cul-de-sacs not just one. They were advised that we would not be able to see the barndominium, but it is already built and you can see it.

Rebuttal: Michael and Katie Campbell came back for rebuttal, they stated they appreciate the concerns of the neighbors and homeowners' association and they understand. Mrs. Campbell went on to say that if it comes down to them being in the homeowner's association they won't have any animals. She knows that there is a petition with lots of signatures, but they don't think the neighbors got the whole story and that they received false information. They are rumors that they were doing a petting zoo which was never what they wanted. We also tried to approach the homeowner's association president by phone and have made several attempts, but they will not talk. She stated that they thought about putting up a fence that might help.

Michael Campbell stated that he has had his cell phone on every night for every single neighbor to call but only 2 people have called. They approached the Homeowners Management Company and were advised that they will not share information with the Campbells.

As far as the barndominium we can address that. They will put up a gate to the property if they need to and hopefully, they can talk to the homeowner's association. They did get an evaluation from a real estate person, and the barndominium will be their property and will be valued at a high value. The structure will bring value up in the neighborhood.

There was communication from the Board on the Facebook page advising if anyone wanted the results of the legal opinion that they would release it. Mr. Campbell stated that he requested it 5 minutes after it was posted and he was denied.

This has been a terrible situation, and we are sick over this and nervous. They have talked to the homeowner's association. This is not an easy process for them. We offered them the information that we had. This has not been an easy process for us.

Tim Hinton asked when they purchased the property, did they have an Attorney's office

do the Deed at closing and was it on the entire property or just a parcel. The Cambells stated that they did have an Attorney and the Deed showed 2 separate parcels property. They had plats that showed the 2 parcels that they own.

Tim Hinton asked if they knew if they were identified as a lot and they stated they did not know. Mr. Hinton asked if they were given a title insurance policy at closing and they stated yes. Mr. Hinton asked when they bought the property was the use of the property at the beginning the same use as it is now and they stated that was correct. They knew that they had bought a large piece of property and they wanted to do something with it.

Robert Post asked if they went to the homeowner's association to get approval and tell them that you had to change the direction of the barndominium and Ms. Campbell stated they went to the homeowner's association as a courtesy but they did not go back to the homeowner's association to let them know that they had to change the way the barndominium was sitting because the lay of the land was too sharp and they couldn't get a stable foundation so they had to change the placement. We were under the impression due to Tax Records and Qpublic that their property was not in the subdivision. The Campbells were asked if at any time, did they think they were in the homeowner's association and they stated no.

Tim Hinton stated that he has talked to multiple individuals regarding this case and as chairman of the Planning Commission and being a licensed realtor for 28 years and a member of the community, you would know if you were in the homeowner's association or not.

Tim Hinton asked Kristi Parr, Director of Walton County Planning & Development, was there a final plat and Ms. Parr stated yes but the subdivision is not laid out like it was turned in.

Mr. Hinton asked Ms. Parr if the parcel that is being requested has a lot number and she stated no.

Mr. Hinton stated if you pulled the property or the name of the individual, it would show that neither of these properties are in the subdivision because if it was in a subdivision, it would show that.

Mr. Hinton stated that after attending hundreds of closings there are things that have to be adhered to. He stated that final plats that have all of the lots, refers the subdivision name on the final plat. The deed is necessary because on deeds and plats it would show if a property was in a subdivision. What is applicable here is that the Deed and Plat does not show it is in the subdivision and if the subdivision wanted to impose covenants on me then that would be a no. The only assessment that can be made is if the subdivision is not on their plats then they are not in the subdivision. As far as their intent to have animals, people have a right to change their mind because you have a right to do that. Mr. Hinton stated that the rest of the agenda tonight has subdivisions. He said 4 years ago there was a requested rezone for 140 acres on Highway 81 and Double Springs Road that someone wanted to rezone to develop a subdivision. He stated that they wanted to rezone the property to R1 and develop and people from this neighborhood came out and spoke against approving the subdivision. It is ironic that

the people in this neighborhood didn't want that either. He stated that they did rezone this property back to A2 zoning. He went on to say that if the Campbells wanted to, they could further utilize their property to have a minimum of 70 lots and that would mean 70 more families in the subdivision and you will have traffic from them and traffic from the development and it may take the construction of the housing 5 to 6 years. He stated that 84 acres for some animals would be much less evasive than 70 more homes. I have given this a whole lot of thought. If sewers ever become available to the county there could be 200 houses down the road, but you are against a homeowner that wants a few animals. He does have concerns about the way that the subdivisions impose their covenants. He stated that this case will go to the Board of Commissioners, and he hopes that they all will communicate and he hopes for more common ground.

Josh Ferguson stated that in considering this application and not weighing whether it is in the homeowner's association or not and the appropriateness of the request for the neighborhood this does not fit in this neighborhood. Whether it is in a homeowner's association or not is something for the Attorneys to hash out. He stated that this property was zoned R1 and was included in the subdivision. Whether or not it was developed in the neighborhood, in his opinion he believes that the property is in the subdivision.

Recommendation: Josh Ferguson made a motion to recommend denial but there was no second. Tim Hinton made a motion to approve with the following conditions: No more than four sheep, four goats and twelve chickens ever with a second by Mark Banks. Tim Hinton stated that the motion passed 3 to 2 however, Michelle Tammel voted to approve so the motion passed 4-1 with Josh Ferguson voting to deny and Tim Hinton, Robert Post, Mark Banks and Michelle Trammel voted to approve the rezone.

Section 6-1-510 Livestock, Quarters and Enclosures (1)

A. No animal quarters are to be located closer than fifty (50) feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of this Ordinance.

C. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.

In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to five (5) animals per fenced acre.

D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.

E. No free-range poultry shall be permitted within any platted subdivision.

(10-2-2007; 2013)

Cross reference(s)—See Poultry, Section 6-1-650.

Section 6-1-650 Poultry

The keeping of chickens is allowed in platted subdivisions within the A, A1 and A2 zoning districts and on lots two (2) acres or less within the A1 and A2 zoning districts in accordance with the following provisions:

A. Number and type chickens allowed:

1. No more than six (6) chickens are allowed per parcel.
2. Roosters and any other crowing chickens are prohibited.

B. Noncommercial use only

1. Chickens, chicken products and/or by-products shall not be sold on the property.

C. Enclosures

1. Chickens shall at all times be kept in the rear yard and/or side yard in either a fenced area or covered enclosure. No person shall allow chickens to run at large at any time.
2. All chicken houses and enclosures must be maintained in a clean and sanitary condition at all times.
3. Structures must be setback twenty-five (25) feet from side and rear property lines.
4. Fences shall comply with standards of Article 10, Section 10-1-120.
5. No structure or enclosure shall exceed one hundred (100) square feet.

D. Feed must be stored in a fully enclosed, rodent-proof container.

E. Private drive subdivisions with lots five (5) acres or larger are excluded from these conditions.

(9-1-2015; 1-7-2020)

Rezone Application # Z26-0159

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

Signature: _____ Date 5/29/2026

Fee Paid: $ 500

Planning Comm. Meeting Date 7-9-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 8/4/2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/ParcelC0590057

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Fig Leaf Risk Advisors LLC	Fig Leaf Risk Advisors LLC / Michael Campbell
367 Athens Hwy, Suite 2300	367 Athens Hwy, Suite 2300
Loganville, GA 30052 (770) 910-3862	Loganville, GA 30052 (770) 910-3862
figleaf2022@gmail.com	figleaf2022@gmail.com

Location: 3084 Brooks Trail, Monroe, GA 30656 Requested Zoning A-1 Acreage 4 Acres

Existing Use of Property: Raw land / future farm

Existing Structures: Barn with living quarters (under construction)

The purpose of this rezone is To allow appropriate tax classification for the structure and to permit raising farm animals on the property.

Property is serviced by the following:

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

Public Sewer: No Provider: _____ Septic Tank: Yes

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

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 R1 Surrounding Zoning: North A1 South R1 ,A1

East A1 West R1 ,A1

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

Commission District: 1- Amarie Warren Watershed: Alcovy River TMP ✓

I hereby withdraw the above application_____ Date_____

Disclosure of Campaign Contributions

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

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

_____ yes __X_____ no

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

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

This disclosure must be filed when the application is submitted.

5-28-2026

Signature of Applicant/Date

Check one: Owner X Agent_____

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: Fig Leaf Risk Advisors LLC

Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Location of Property: 3084 Brooks Trail, Monroe, GA 30656

Map/Parcel Number: C0590057

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

5-28-2026

Property Owner Signature

Property Owner Signature

Print Name: Michael S. Campbell

Print Name: _____

Address: 367 Athens Hwy, Suite 2300, Loganville, GA 30052

Address: _____

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.

Donna Huntsman 5/28/2026

Notary Public Date

Notary Public
Donna E Huntsman
My commission Expires:
6/24/28
Muscogee County, Georgia

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;

The subject property is surrounded by R-1 zoned private residences and approximately 83 acres of undeveloped raw land. The surrounding area is predominantly low-density residential with significant undeveloped land, which is compatible with an A-1 agricultural designation.

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

We do not believe that the current R-1 zoning designation has materially diminished the property's value relative to its intended use. The transition to A-1 agricultural zoning is expected to be a neutral evaluation with respect to surrounding property values, and may modestly enhance compatibility with adjacent undeveloped parcels.

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

This rezoning request does not involve the destruction of property values or any adverse impact on public health, safety, morals, or general welfare. The proposed agricultural use is a low-intensity, low-impact use not anticipated to generate negative externalities for adjacent property owners or the broader public.

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

Rezoning from R-1 to A-1 will restrict the ability to subdivide the 4-acre parcel into multiple residential home sites, reducing development potential for the owner. However, this restriction benefits the public by limiting additional housing density in the area, reducing strain on local infrastructure, and preserving the agricultural and rural character of the surrounding land.

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

The subject property is well-suited for the proposed A-1 agricultural rezoning. The 4-acre parcel is of sufficient size for small-scale farming and agricultural use. The property is located adjacent to 83 acres of undeveloped land, providing an appropriate rural context. The applicant intends to utilize the property for a small-scale farm, which aligns with the character of the surrounding area.

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

To the applicant's knowledge, the zoning designation of the property has not changed for a significant period of time. The property has not been previously developed. In the context of land development in the vicinity, this parcel has remained undisturbed, which supports the suitability of an agricultural classification rather than continued residential zoning.

May 29, 2026

Walton County Planning and Development
Walton County, Georgia

Re: Letter of Intent – Rezoning Request for 3084 Brooks Trail, Monroe, Georgia 30656

To Whom It May Concern:

We, Michael and Katie Campbell, as members of Fig Leaf Risk Advisors LLC, hereby submit this Letter of Intent to request the rezoning of approximately 4 acres of an 83-acre parcel currently zoned residential, located at 3084 Brooks Trail, Monroe, Georgia 30656, to Agricultural-1 (A1).

The purpose of this rezoning request is to allow for agricultural use of the designated portion of the property. Our intended plans for the rezoned acreage include the following:

- Keeping hoofed animals and creating pasture land
- Constructing a single-family residence with an attached or detached garage
- Building a barn with stalls for animals
- Establishing an orchard and garden

The remaining acreage will continue in its current residential classification. This request is limited in scope and intended to allow us to make productive agricultural use of a small portion of the property consistent with neighboring land uses in the area.

We respectfully request that this application be considered at the next available Planning and Development meeting. Please feel free to contact us with any questions or to request additional information.

Contact: 770-329-7885

Sincerely,

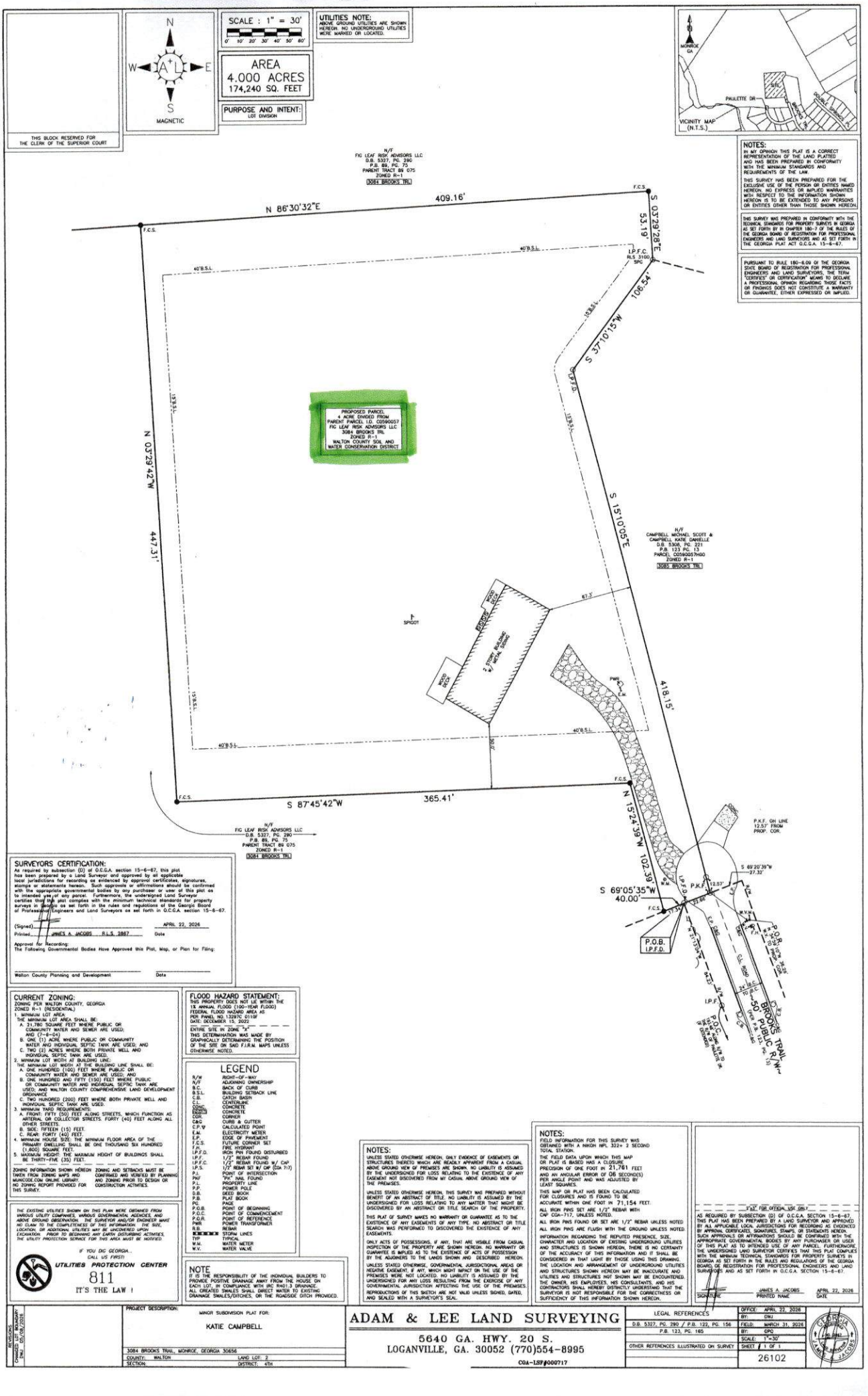
Michael Campbell

05/29/2026

Michael Campbell
Fig Leaf Risk Advisors LLC
3084 Brooks Trail, Monroe, Georgia 30656

770-329-7885

Date: May 29, 2026



NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFIES" OR CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

As required by subsection (D) of O.C.G.A. section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat 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 Professional Engineers and Land Surveyors as set forth in O.C.G.A. section 15-6-67.

(Signed) _____ APRIL 22, 2026

Printed JAMES A. JACOBS R.L.S. 2867 Date

Approval for Recording:
The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

_____ _____
Walton County Planning and Development Date

CURRENT ZONING:

ZONING PER WALTON COUNTY, GEORGIA
ZONED R-1 (RESIDENTIAL)

1. MINIMUM LOT AREA:
THE MINIMUM LOT AREA SHALL BE:
A. 21,780 SQUARE FEET WHERE PUBLIC OR COMMUNITY WATER AND SEWER ARE USED; AND (7-8-04)
B. ONE (1) ACRE WHERE PUBLIC OR COMMUNITY WATER AND INDIVIDUAL SEPTIC TANK ARE USED; AND
C. TWO (2) ACRES WHERE BOTH PRIVATE WELL AND INDIVIDUAL SEPTIC TANK ARE USED.
2. MINIMUM LOT WIDTH AT BUILDING LINE:
THE MINIMUM LOT WIDTH AT THE BUILDING LINE SHALL BE:
A. ONE HUNDRED (100) FEET WHERE PUBLIC OR COMMUNITY WATER AND SEWER ARE USED; AND
B. ONE HUNDRED AND FIFTY (150) FEET WHERE PUBLIC OR COMMUNITY WATER AND INDIVIDUAL SEPTIC TANK ARE USED; AND WALTON COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE
C. TWO HUNDRED (200) FEET WHERE BOTH PRIVATE WELL AND INDIVIDUAL SEPTIC TANK ARE USED.
3. MINIMUM YARD REQUIREMENTS:
A. FRONT: FIFTY (50) FEET ALONG STREETS, WHICH FUNCTION AS ARTERIAL OR COLLECTOR STREETS. FORTY (40) FEET ALONG ALL OTHER STREETS.
B. SIDE: FIFTEEN (15) FEET.
C. REAR: FORTY (40) FEET.
4. MINIMUM HOUSE SIZE: THE MINIMUM FLOOR AREA OF THE PRIMARY DWELLING SHALL BE ONE THOUSAND SIX HUNDRED (1,600) SQUARE FEET.
5. MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE THIRTY-FIVE (35) FEET.

ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODE.COM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.

ZONING AND SETBACKS MUST BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

FLOOD HAZARD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13297C 0110F DATE: DECEMBER 15, 2022.

ENTIRE SITE IN ZONE "X"
THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID F.I.R.M. MAPS UNLESS OTHERWISE NOTED.

LEGEND

R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
B.C.	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C.B.	CATCH BASIN
C.L.	CENTERLINE
CONC.	CONCRETE
CONCRETE	CONCRETE
COR.	CORNER
C&G	CURB & GUTTER
C.P.♥	CALCULATED POINT
E.M.	ELECTRICITY METER
E.P.	EDGE OF PAVEMENT
F.C.S.	FUTURE CORNER SET
F.H.	FIRE HYDRANT
I.P.F.D.	IRON PIN FOUND DISTURBED
I.P.F.	1/2" REBAR FOUND
I.P.F.C.	1/2" REBAR FOUND W/ CAP
I.P.S.	1/2" REBAR SET W/ CAP (CGA 717)
P.I.	POINT OF INTERSECTION
PKF	"PK" NAIL FOUND
P.L.	PROPERTY LINE
P.P.	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
PWR	POWER TRANSFORMER
R.B.	REBAR
STORM	STORM LINES
TYP	TYPICAL
W.M.	WATER METER
W.V.	WATER VALVE

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW !

NOTE

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH OIC 9H01.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

NOTES:

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A NIKON NPL 322+ 2 SECOND TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,761 FEET AND AN ANGULAR ERROR OF 06 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 71,154 FEET.

ALL IRON PINS SET ARE 1/2" REBAR WITH CAP CGA-717, UNLESS NOTED.

ALL IRON PINS FOUND OR SET ARE 1/2" REBAR UNLESS NOTED

ALL IRON PINS ARE FLUSH WITH THE GROUND UNLESS NOTED

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

FOR OFFICIAL USE ONLY

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT 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 15-6-67.

SIGNATURE JAMES A. JACOBS PRINTED NAME APRIL 22, 2026 DATE

REVISIONS:
CHANGED LOT TO PARCEL (NO) 05/29/26

PROJECT DESCRIPTION:
MINOR SUBDIVISION PLAT FOR:
KATIE CAMPBELL
3084 BROOKS TRAIL, MONROE, GEORGIA 30656
COUNTY: WALTON LAND LOT: 2
SECTION: DISTRICT: 4TH

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
COA-LSF#000717

LEGAL REFERENCES
D.B. 5327, PG. 290 / P.B. 122, PG. 156
P.B. 123, PG. 165
OTHER REFERENCES ILLUSTRATED ON SURVEY

OFFICE:	APRIL 22, 2026
BY:	DWJ
FIELD:	MARCH 31, 2026
BY:	GPO
SCALE:	1"=30'
SHEET	1 OF 1
	26102

Tracie Malcom <tracie.malcom@co.walton.ga.us>

Re: Information that may be helpful for rezoing to A1

1 message

Tracie Malcom <tracie.malcom@co.walton.ga.us> Thu, Aug 6, 2026 at 7:34 AM
To: Katie Campbell <campbellest07@gmail.com>

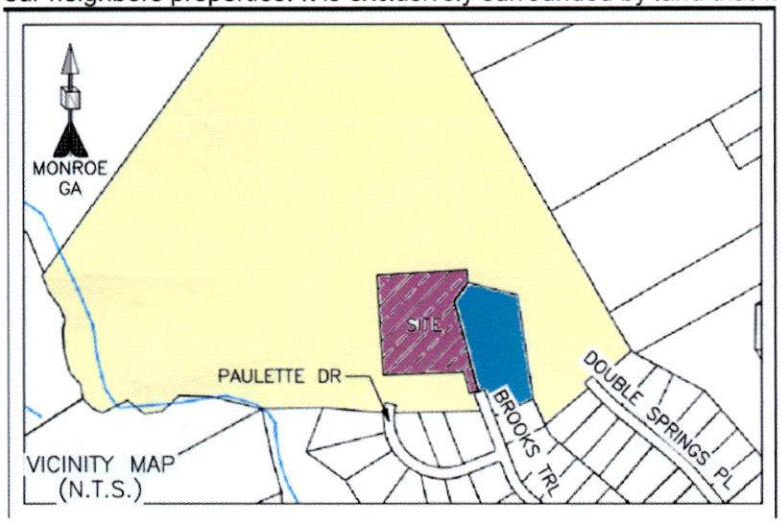
I forwarded this to the Planning Commission for the meeting tonight.

On Thu, Aug 6, 2026 at 12:07 AM Katie Campbell <campbellest07@gmail.com> wrote:

Hi Tracie,
Thank you for your time today. We are still praying for a good outcome but we have not heard if the lawyer was able to get a hold of the title examiner.

Here are some of the documents that I feel would be helpful to our case

1. This is the location of the 4 acres we would like to rezone to A1. The land lot is approximately 100 feet from any of our neighbors properties. It is exclusively surrounded by land that we own.

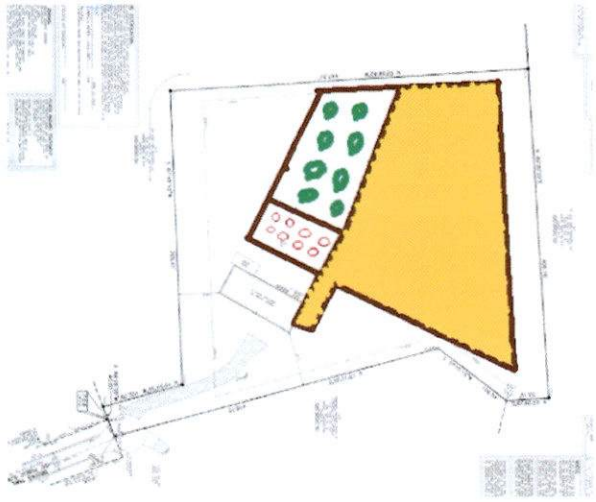


Yellow- 83 acre lot zoned R1
Purple – 4 acre lot proposed to be converted to A1
Blue – Our current home lot

2. This is a map of all the properties that touch any part of our 83 acer lot. A1 land is in green surrounds the majority of the 83 acres.

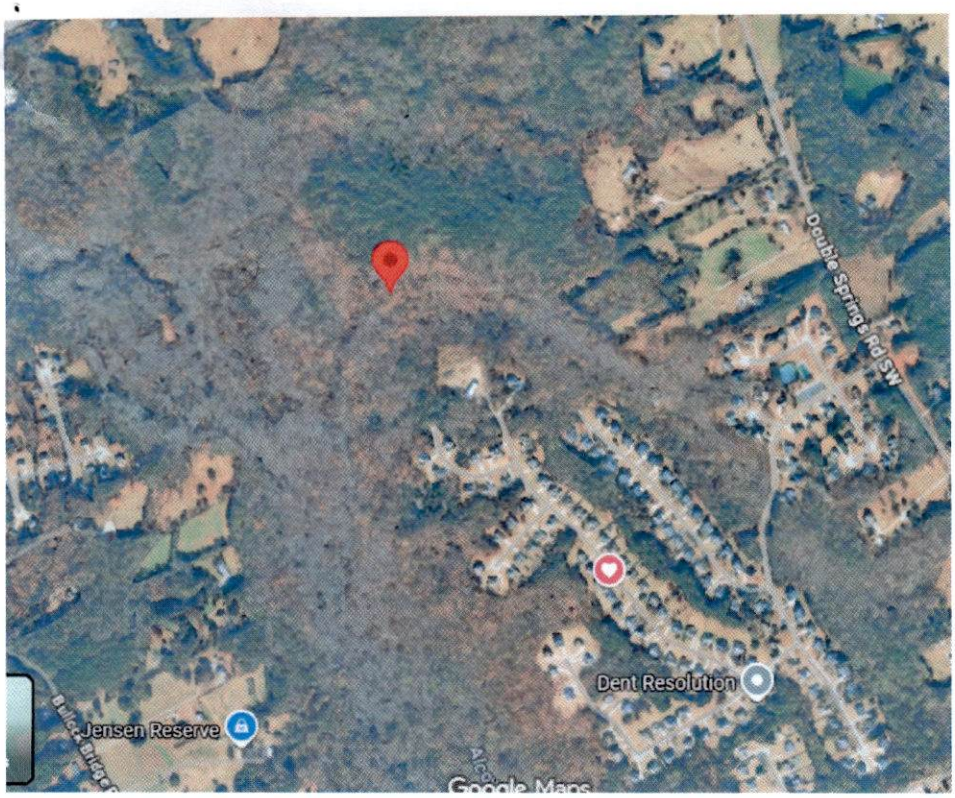
Center white lot– Our 83 acre lot currently R1
Green – Lots bordering the 83 acres that are zoned A1
Pink – Lots bordering the 83 acres that are zoned R1
Blue – The lot with our home on it

The animals will be approximately 200feet from the nearest neighbors property line

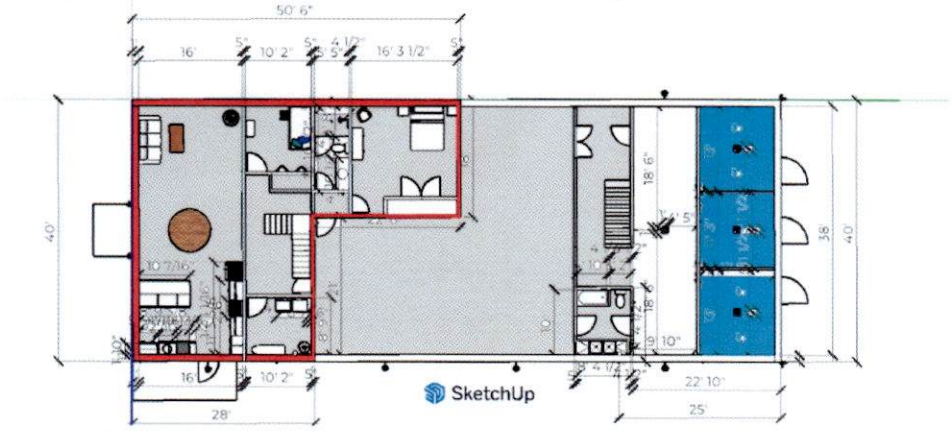


Green Circles – Orchard (when the trees are big enough animals may graze this area)
Red Circles – Garden (animals may graze this area a few days of the year when garden has stopped producing)
Brown Lines – Roughly where we may put fences
Orange – Land where animals will graze year round

An aerial view of our neighborhood and our 83 acres. The square in the middle of the map of cleared land is the land we are requesting to be rezoned to A1.

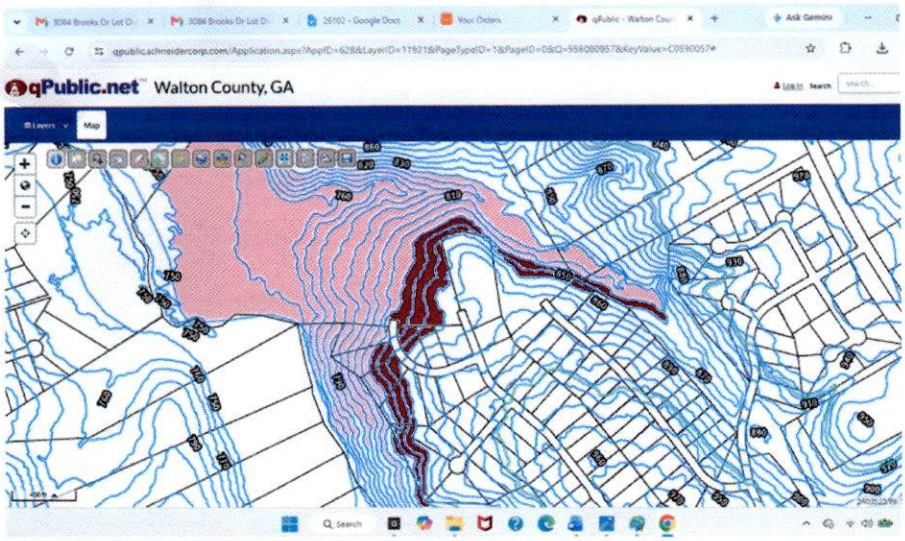


We do not intend to have very many animals. We only have 3 stalls for a total of 347 sq feet of barn space.



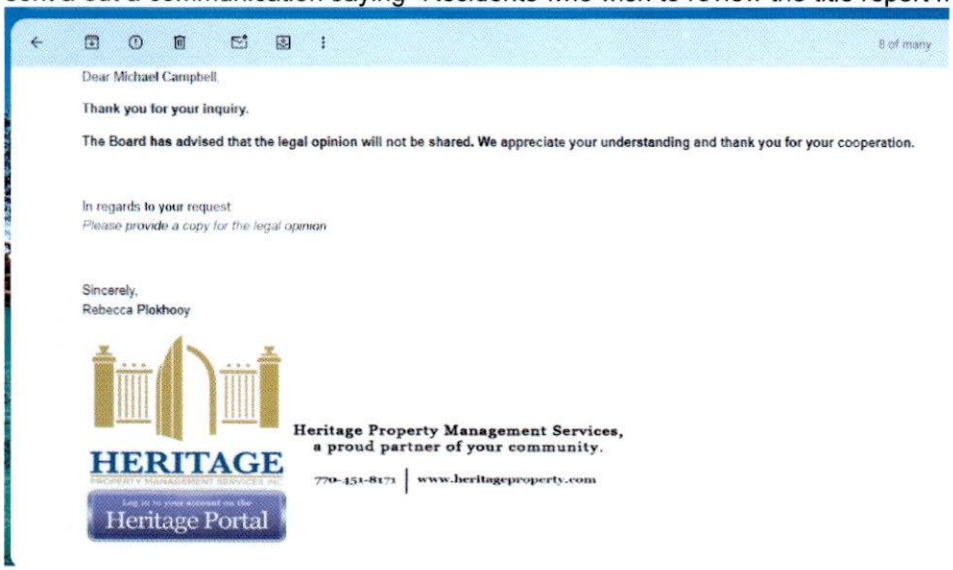
Red outline – Two story living space
Gray area – Air-conditioned living, storge and garage space
Blue area – Animals living space

Because of the fall in elevation from the cul-de-sac to the barndo, the majority of the sound and smell (if any) will be blown down hill and dissipated by the hills uphill. The noise will further be dissipated by the woods surrounding the 4 acres as seen in the picture above.



Maroon - the approximate elevation of the animals
Pink - The continued sloping down of the hill to the lowlands of our own property

The Property management company did not share their findings how they determined we were in the HOA. The HOA sent a out a communication saying "Residents who wish to review the title report may request a copy from the Board."



Dear Michael Campbell,

Thank you for your inquiry.

The Board has advised that the legal opinion will not be shared. We appreciate your understanding and thank you for your cooperation.

In regards to your request
Please provide a copy for the legal opinion

Sincerely,
Rebecca Plokhooy

HERITAGE
PROPERTY MANAGEMENT SERVICES INC
Heritage Portal

Heritage Property Management Services,
a proud partner of your community.
770-451-8171 | www.heritageproperty.com

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Tracie Malcom
Zoning Specialist
Walton County Planning & Development
126 Court Street, Annex 1
Monroe, GA 30655
770/267-1319
tracie.malcom@co.walton.ga.us
www.waltoncountyga.gov

Walton County, GA

Summary

Parcel Number	C0590057
Location Address	3084 BROOKS TRL
Legal Description	83.65AC (Note: Not to be used on legal documents)
Class	R5-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	R1
Tax District	Walton County (District 04)
Acres	83.65
Neighborhood	RURAL AREA 6-06000 (06000)
Homestead Exemption	No (S0)
Landlot/District	1 / 4

View Map

FIG LEAF RISK ADVISORS LLC
367 ATHENS HWY STE 2300
LOGANVILLE, GA 30052

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	8	83.65

Residential Improvement Information

Style	Barndominium
Heated Square Feet	2301
Exterior Walls	Galvanized Metal
Foundation	Slab
Basement Square Feet	0
Year Built	2025
Roof Type	Metal
Heating Type	Central Heat/ AC
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Value	
House Address	3084 BROOKS TRL

Manufactured Homes

Style	
Manufacturer	
Model	
Year Built	2025
Width	
Length	
Condition	Average

Permit Date	Permit Number	Type
06/24/2025	250822	SINGLE FAMILY
06/17/2025	250802	MISCELLANEOUS
09/30/2024	24090011	MISCELLANEOUS
06/07/2022	22060028	SINGLE FAMILY
06/07/2022	22060028	SINGLE FAMILY
08/30/2021	21080185	MISCELLANEOUS
08/30/2021	21080185	MISCELLANEOUS
		RE-ZONE
		RE-ZONE

Sales

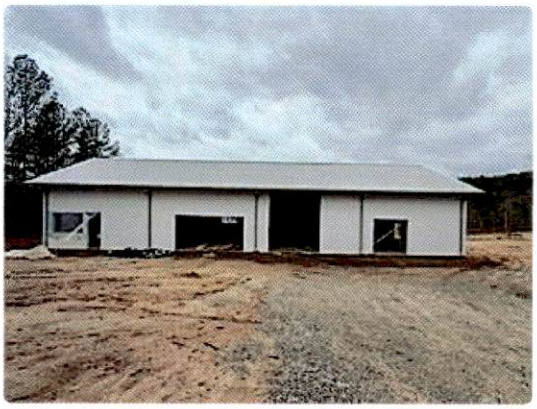
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/16/2023	5327 290		$500,000	Transitional Sale	JAM BUILT LLC	FIG LEAF RISK ADVISORS LLC
1/20/2022	5072 468	089 075	$415,000	Land Market - Vacant	BRIARFIELD EAST LLC	JAM BUILT LLC
9/30/2019	4461 253	NPR	$225,000	Land Market - Vacant	OW WALTON LLC	BRIARFIELD EAST LLC
11/8/2017	4151 303	NPR	$65,000	Land Market - Vacant	REO FUNDING SOLUTIONS III LLC	OW WALTON LLC

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/27/2014	3443 183	npr	$0	Unqualified - Vacant	ALCOVY BLUFFS HOMEOWNERS ASSOC	REO FUNDING SOLUTIONS III LLC
6/4/2012	3389 043		$0	Unqualified - Vacant	ATLAS GA I SPE LLC	ALCOVY BLUFFS HOMEOWNERS ASSOCIATION INC
3/2/2010	3150 376	NPR	$0	Unqualified - Vacant	ALCOVY BLUFFS LLC	ATLAS GA I SPE LLC
1/31/2000	1057 475	NPR	$1,755,195	Land Market - Vacant	CHEEK W DERRICK	ALCOVY BLUFFS LLC
8/11/1999	1005 230	NPR	$1,000,000	Unqualified - Vacant	EAST ATLANTA PROPERTIES	CHEEK W DERRICK
8/11/1999	1005 218	NPR	$1,000,000	Unqualified - Vacant	STEPHENS MATTIE LOU	EAST ATLANTA PROPERTIES
12/14/1993	498 197		$0	Unqualified - Vacant		STEPHENS MATTIE LOU

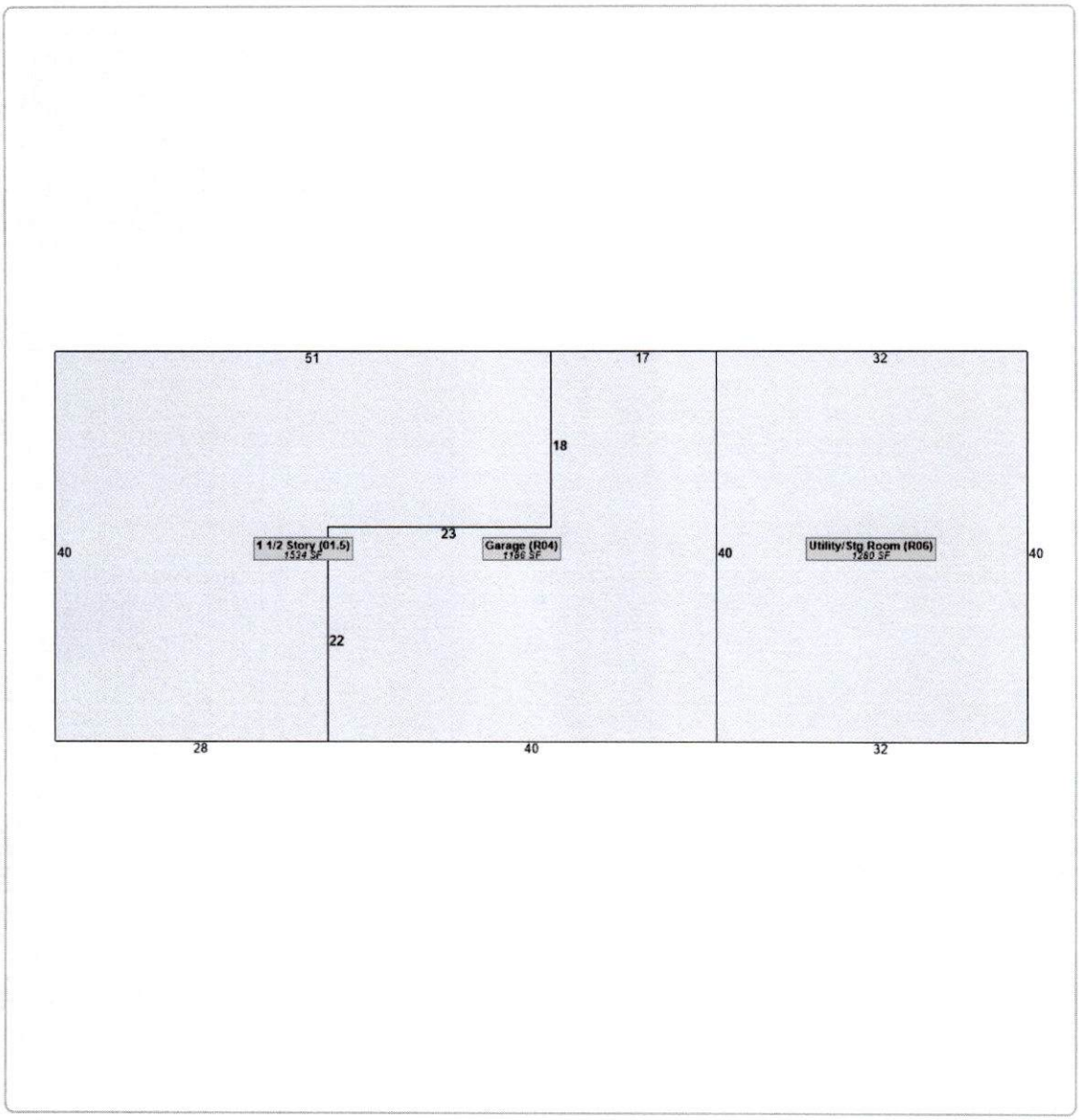
Valuation

	2026	2025	2024	2023	2022
Previous Value	$438,100	$438,100	$415,000	$403,700	$261,700
Land Value	$488,800	$438,100	$438,100	$415,000	$403,700
+ Improvement Value	$225,700	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0	$0
= **Current Value**	**$714,500**	**$438,100**	**$438,100**	**$415,000**	**$403,700**

Photos



Sketches



Estimated Tax Detail

THE FOLLOWING IS ONLY AN ESTIMATE. IF THE COUNTY COMMISSIONERS, CITY COUNCIL, OR SCHOOL BOARD OF EDUCATION CHANGE THEIR MILLAGE RATES, THIS ESTIMATE WILL NOT BE ACCURATE. THE TAX ASSESSORS OFFICE DOES NOT SET MILLAGE RATES.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	State	0.4				$0.00
2	County M & O	0.4			12.278	$3,509.05
3	School M & O	0.4			15.965	$4,562.80
4	School Bond	0.4				$0.00
10	Fire District	0.4			2.365	$675.92

Total Est Tax
$8,747.77

No data available for the following modules: Land, Commercial Improvement Information, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/17/2026, 8:34:40 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CERTIFICATE OF TITLE

DATE: June 30, 3026

EXAMINED: June 29, 2026, @ 8:00 a.m.

FILE NO: 93093

RTV: Fig Leaf Risk Advisors, LLC

ADDRESS: 3084 Brooks Trail, Monroe, GA

After careful examination of the records of the hereinafter stated County and State, as properly indexed, the undersigned does hereby certify to Lueder, Larkin & Hunter, LLC that good and merchantable fee simple title to the real estate described in Schedule "A" hereof, subject to the exceptions, objections, and liens set forth in Schedule "B" hereof, vests in:

FIG LEAF RISK ADVISORS, LLC

by virtue of that certain Limited Warranty Deed from JAM Built LLC, dated June 16, 2023, filed for record June 22, 2023, recorded at Deed Book 5327, Page 290, Walton County, Georgia Records.

SCHEDULE A

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

SCHEDULE B

1. MORTGAGES, DEED TO SECURE DEBT, AND OTHER VENDORS LIENS:

   A) No open Security Deeds found of record. Please inquire.

2. TAXES AND SPECIAL ASSESSMENTS:

   A) No certification is given for outstanding taxes. For informational purposes only.

CONTINUED . . .

. . . CONTINUED

Agent File No. 93093

3. OTHER LIENS, OBJECTIONS AND DEFECTS.

A) Rights of parties in possession, if any, other than the owner.

B) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of property, unpaid utility bills and assessments, possible liens of architects, laborers or materialmen for improvement of the property, not filed for record at the effective date hereof, and rights, if any, of persons who may be in possession under claims not appearing of record; and Federal bankruptcy proceedings.

C) Restrictions, easements and all questions arising out of zoning laws, ordinances or regulations.

D) Other Objections and Defects: Other liens of record and any objections or defects not disclosed herein that are shown of record but are not shown during the effective dates herein. (If title is in any way based on tax title deed, foreclosure, or final decree, set out facts fully in separate letter to General Agent or Home Office for ruling.)

E) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto whether or not listed herein. The Company makes no representation as to the present ownership of any such interests.

F) General or special taxes and assessments required to be paid in the year 2026 and subsequent years, not yet due and payable. No insurance is afforded for additional taxes and/or penalties resulting from any reassessment of subject property.

G) Taxes of special assessments, which are not shown as existing liens by public records, including, but not limited to water bills and sanitary bills.

CONTINUED . . .

. . . CONTINUED

Agent File No. 93093

H) Subject to Easements and Restrictions of record.

I) Declaration of Covenants, Restrictions, and Easements for Alcovy Bluffs Subdivision, made by Alcovy Bluffs, LLC, a Georgia limited liability company, dated November 28, 2001, filed for record December 3, 2001, recorded at Deed Book 1336, Page 390, Walton County, Georgia Records; as affected by Assignment of Declarant's Rights Under That Declaration of Covenants, Restrictions and Easements for Alcovy Bluffs Subdivision, filed for record March 26, 2010, recorded at Deed Book 3140, Page 197, aforesaid records; as affected by Quitclaim Transfer of Declarant Rights made by and between Branch Banking and Trust Company (Transferor) and REO Funding Solutions III, LLC, a Georgia limited liability company (Transferee), dated September 27, 2012, filed for record October 19, 2012, recorded at Deed Book 3443, Page 172, aforesaid records; as affected by Bylaws of Alcovy Bluffs Homeowners Association, Inc., dated September 16, 2019, filed for record September 20, 2019, recorded at Deed Book 4451, Page 177, aforesaid records; as amended by Amendment to the Declaration of Covenants, Restrictions and Easements for Alcovy Bluffs Subdivision, dated April 10, 2020, filed for record April 15, 2020, recorded at Deed Book 4571, Page 488, aforesaid records.

NOTE: Provides for Mandatory Homeowners Association.

J) No certification given as to the right to have the waters of the unnamed creek maintained at present or any other level.

K) No certification given as to any loss or damage resulting from flooding and/or erosion caused by the unnamed creek.

L) Rights of upper and lower riparian owners in and to the waters of the creeks and branches crossing subject property and the natural flow thereof, free from diminution or pollution.

CONTINUED . . .

. . . CONTINUED

Agent File No. 93093

M) All matters disclosed on Plat of Survey recorded at Plat Book 122, Page 165, aforesaid records, including but not limited to the following:

(1) Alcovy River runs along a portion of subject property.

N) All matters disclosed on Plat of Survey recorded at Plat Book 123, Page 13, aforesaid records

GEORGIA GSCCCA CYBER INCIDENT NOTICE – NOVEMBER 2025; On November 21, 2025, the Georgia Superior Court Clerks' Cooperative Authority ("GSCCCA") detected and interrupted a ransomware attack before any encryption, destruction, alteration, or (per current evidence) exfiltration of production real-estate, lien, or UCC records occurred. GSCCCA has confirmed that all production records remain intact, public access has been fully restored, and no sensitive personal or financial data is stored by GSCCCA was affected. Augusta Title Inc. has relied upon a title search of the official GSCCCA records through the effective date of this commitment/policy. No exception for the November 2025 incident is therefore taken; however, in the unlikely event future forensic findings establish that any production record relied upon was altered or removed without detection, coverage for loss attributable to such undetected compromise is excluded to the extent permitted by Georgia law and applicable ALTA policy forms. This notice and exclusion will be removed once the investigation is officially closed with no production-data compromise confirmed.

THIS TITLE REPORT IS CERTIFIED FROM
FEBRUARY 4, 2000, AT 3:02 P.M., THROUGH JUNE 10, 2026, AT 8:00 A.M.

SAM F. MAGUIRE, JR.,
ATTORNEY AT LAW
AUGUSTA TITLE, INC.

This Certification contains an electronic signature which assures the same force and effect as an original signature. Authentication of said signature may be obtained upon request.

Augusta Title, Inc. provides this title report in Certificate format, however, does not make any guarantee regarding scrivener's errors or errors in the county records and all parties are strongly urged to thoroughly review the documents provided and the legal descriptions for accuracy. This title search is not to be used as an attorney opinion letter nor may it be used in lieu of title insurance.

AUGUSTA Title Inc.
www.augustatitle.com

Agent File No. 93093

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 4th District, Walton County, Georgia, containing 86.83 acres as shown on that Retracement Survey JAM Built, LLC, dated October 27, 2017, prepared by Chastain & Associates, P.C., Mark E. Chastain, Georgia R.L.S. No. 2718, recorded in Plat Book 122, Page 165, Walton County, Georgia Records, said Plat being incorporated herein and made reference hereto.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 2 of the 4th District, Walton County, Georgia, containing 3.177 acres, and being more particularly described on that Plat entitled "Prepared for Angela Badley" and being recorded in Plat Book 123, Page 13, Walton County, Georgia Records, said Plat being incorporated herein and made reference hereto.

PETITION IN OPPOSITION TO REZONING REQUEST
Alcovy Bluffs Community
Walton County, Georgia

RE: Rezoning Case #Z26-0159
Property Location: 3084 Brooks Trail / Double Springs Place
Proposed Change: From R1 (Residential) to A1 (Agricultural)

We, the undersigned residents and property owners of the **Alcovy Bluffs community and surrounding area**, respectfully submit this petition in opposition to the above-referenced rezoning request.

This request seeks to change the zoning classification of the subject property from **R1 (Single-Family Residential)** to **A1 (Agricultural)** for the purpose of allowing personal outdoor animals.

Basis for Opposition

We oppose this rezoning for the following reasons:

1. **Incompatibility with Established Community Character**
   Alcovy Bluffs is a planned residential neighborhood developed and maintained under R1 zoning standards. Introducing agricultural use is inconsistent with the established character and expectations of the community.

2. **Potential Noise, Odor, and Nuisance Concerns**
   Agricultural zoning may allow animals that create noise (including early morning disturbances) and odors, which could negatively impact nearby homes and residents.

3. **Impact on Property Values**
   The introduction of agricultural uses into a residential subdivision may adversely affect property values and the desirability of homes within Alcovy Bluffs.

4. **Precedent for Future Zoning Changes**
   Approval of this request may set a precedent for similar rezonings, potentially leading to incremental changes that alter the residential nature of the neighborhood.

5. **Quality of Life and Reasonable Expectations**
   Residents purchased homes in Alcovy Bluffs with the expectation of a residential environment. This proposed change may negatively affect that expectation and overall quality of life.

Request

We respectfully request that the **Walton County Planning Commission** and the **Walton County Board of Commissioners** deny this rezoning application and maintain the current R1 zoning designation for the property.

If you are interested in signing the petition, please call or text Clint Bostwick at (770) 833-7923 to make arrangements for him to bring the petition to you.

Signatures

By signing below, we affirm that we are residents and/or property owners in the Alcovy Bluffs community or the surrounding area and oppose this rezoning request.

Name (Printed)	Address	Signature	Date

75 signatures

(Attach additional pages as needed)

Submitted to:
Walton County Planning & Development
111 South Broad Street
Monroe, GA 30655

Homeowner(s)	Address	Signature	Date
April Atcheson	1204 Alcovy Bluff Drive Monroe, GA 30656		
Leonard Leazer	1204 Alcovy Bluff Drive Monroe, GA 30656		
Keith Garland	1208 Alcovy Bluff Drive Monroe, GA 30656		
Peters Trust	1208 Alcovy Bluff Drive Monroe, GA 30656		
First American Bank and Trust	1208 Alcovy Bluff Drive Monroe, GA 30656		
Dale Lukas	1209 Alcovy Bluff Drive Monroe, GA 30656		
Clinton Hyde	1212 Alcovy Bluff Drive Monroe, GA 30656		
Tammy Hyde	1212 Alcovy Bluff Drive Monroe, GA 30656		
Daniel House	1213 Alcovy Bluff Drive Monroe, GA 30656		
Melanie House	1213 Alcovy Bluff Drive Monroe, GA 30656		
Judith Alford	1214 Alcovy Bluff Drive Monroe, GA 30656		
Sean Sequeira	1218 Alcovy Bluff Drive Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Amanda Koman	1222 Alcovy Bluff Drive Monroe, GA 30656		
Melissa Nicole Holley	1226 Alcovy Bluff Drive Monroe, GA 30656		
Tina Harris	1240 Alcovy Bluff Drive Monroe, GA 30656		
Heath Harris	1240 Alcovy Bluff Drive Monroe, GA 30656 e		
HP Georgia	1241 Alcovy Bluff Drive Monroe, GA 30656		
I Llc	1241 Alcovy Bluff Drive Monroe, GA 30656		
Wallace Wright	1244 Alcovy Bluff Drive Monroe, GA 30656	Wallace Wright	7/1/26
Sharon Wright	1244 Alcovy Bluff Drive Monroe, GA 30656		
Jacob L. Stephens	1245 Alcovy Bluff Drive Monroe, GA 30656		
Savannah Stephens	1245 Alcovy Bluff Drive Monroe, GA 30656		
Ladon Hill	1248 Alcovy Bluff Drive Monroe, GA 30656		
Paul Dunio	1252 Alcovy Bluff Drive Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Anita Dunio	1252 Alcovy Bluff Drive Monroe, GA 30656		
El Brenda Wiley	1256 Alcovy Bluff Drive Monroe, GA 30656		
	1257 Alcovy Bluff Drive Monroe, GA 30656		
Drakeford Tonya	1257 Alcovy Bluff Drive Monroe, GA 30656		
R. Drakeford	1257 Alcovy Bluff Drive Monroe, GA 30656		
Larrry Bryant	1260 Alcovy Bluff Drive Monroe, GA 30656		
John Sanders	1261 Alcovy Bluff Drive Monroe, GA 30656		
Candice Sanders	1261 Alcovy Bluff Drive Monroe, GA 30656		
Timothy Roberts	1264 Alcovy Bluff Drive Monroe, GA 30656		
Michael Roberts	1265 Alcovy Bluff Drive Monroe, GA 30656		
Gary Stroud	1268 Alcovy Bluff Drive Monroe, GA 30656		
Jean Stroud	1268 Alcovy Bluff Drive Monroe, GA 30656	Jean M Stroud	

Homeowner(s)	Address	Signature	Date
Daniel Dwyer	1269 Alcovy Bluff Drive Monroe, GA 30656		
Debra Dwyer	1269 Alcovy Bluff Drive Monroe, GA 30656		
Aaron Franklin Arledge	1272 Alcovy Bluff Drive Monroe, GA 30656		
Anglia Turner Arledge	1272 Alcovy Bluff Drive Monroe, GA 30656		
Sheldon Bentley	1273 Alcovy Bluff Drive Monroe, GA 30656		
Chad Parish	1276 Alcovy Bluff Drive Monroe, GA 30656		
Deborah Rush Donald	1277 Alcovy Bluff Drive Monroe, GA 30656		
	1277 Alcovy Bluff Drive Monroe, GA 30656		
Pat Booher	1280 Alcovy Bluff Drive Monroe, GA 30656		
Darrin Bradley	1281 Alcovy Bluff Drive Monroe, GA 30656		
Paul Riley	1401 Bluff Creek Trail Monroe, GA 30656		
Margaret Korges	1405 Bluff Creek Trail Monroe, GA 30656	Margaret C Korges	7/3/26

Homeowner(s)	Address	Signature	Date
Richard Korges	1405 Bluff Creek Trail Monroe, GA 30656	Richard Korges	7-3-26
Glenn Dunston	1409 Bluff Creek Trail Monroe, GA 30656		
Molly Dunston	1409 Bluff Creek Trail Monroe, GA 30656		
James W. Gossling	1413 Bluff Creek Trail Monroe, GA 30656		
Sheree Gossling	1413 Bluff Creek Trail Monroe, GA 30656		
Alex Mitchem	1417 Bluff Creek Trail Monroe, GA 30656		
Amy Wilson	1421 Bluff Creek Trail Monroe, GA 30656		
Joshua Wilson	1421 Bluff Creek Trail Monroe, GA 30656		
Thomas Lee	1425 Bluff Creek Trail Monroe, GA 30656		
Barrett Ashley	1425 Bluff Creek Trail Monroe, GA 30656		
Austin Barrett	1425 Bluff Creek Trail Monroe, GA 30656		
Leon Bowles	1428 Bluff Creek Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Kit Reynolds	1429 Bluff Creek Trail Monroe, GA 30656	K.T Reynolds	7/5/2026
Daniel Reynolds	1429 Bluff Creek Trail Monroe, GA 30656		7/5/26
Shonna Shanton	1432 Bluff Creek Trail Monroe, GA 30656		
Jim Shanton	1432 Bluff Creek Trail Monroe, GA 30656		
Mark Wilson	1433 Bluff Creek Trail Monroe, GA 30656		
Margaret Wilson	1433 Bluff Creek Trail Monroe, GA 30656		
Linda Dudish	1601 Bluff Creek Trail Monroe, GA 30656	Linda Dudish	7/6/2026
Charles Dudish	1601 Bluff Creek Trail Monroe, GA 30656	Charles Dudish	7/6/26
Jayson Klimek	1605 Bluff Creek Trail Monroe, GA 30656		7/1/26
Rachel Klimek	1605 Bluff Creek Trail Monroe, GA 30656		7/1/26
Michele Bostwick	1609 Bluff Creek Trail Monroe, GA 30656	Michele Bostwick	6/8/26
Clinton Bostwick	1609 Bluff Creek Trail Monroe, GA 30656		6/28/26

Homeowner(s)	Address	Signature	Date
Rosalind Carter	1613 Bluff Creek Trail Monroe, GA 30656		
James Graves	1616 Bluff Creek Trail Monroe, GA 30656		
Tammy Graves	1616 Bluff Creek Trail Monroe, GA 30656		
Vic Lepore	1617 Bluff Creek Trail Monroe, GA 30656		
Mary Lepore	1617 Bluff Creek Trail Monroe, GA 30656		7-1-26
Mary Owens	1620 Bluff Creek Trail Monroe, GA 30656		7/01/26
Tiffany Pierce	1624 Bluff Creek Trail Monroe, GA 30656		
David Johnson	1625 Bluff Creek Trail Monroe, GA 30656		7-1-26
Steven Vose	1804 Stephens Court Monroe, GA 30656		
Brenda Sauber	1805 Stephens Court Monroe, GA 30656		
Danilo Rosa	1808 Stephens Court Monroe, GA 30656		
Yohany Santos	1808 Stephens Court Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Ronald Carruth	1809 Stephens Court Monroe, GA 30656		
Anthony Sikes	2001 Double Springs Place Monroe, GA 30656	Anthony Sikes	7/7/2026
Patricia Sikes	2001 Double Springs Place Monroe, GA 30656	Patricia Sikes	7/7/2026
Fernando Massei	2004 Double Springs Place Monroe, GA 30656		
Chadwick Luther	2005 Double Springs Place Monroe, GA 30656		
Erica Luther	2005 Double Springs Place Monroe, GA 30656		
Pagett Wells	2008 Double Springs Place Monroe, GA 30656		
Melissa Wells	2008 Double Springs Place Monroe, GA 30656		
Charles Wooley	2012 Double Springs Place Monroe, GA 30656		
Regan Wooley	2012 Double Springs Place Monroe, GA 30656		
Schneider Allison	2013 Double Springs Place Monroe, GA 30656		6/8/26
Patrick Richard	2013 Double Springs Place Monroe, GA 30656		6/8/26

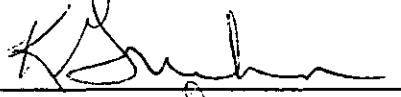
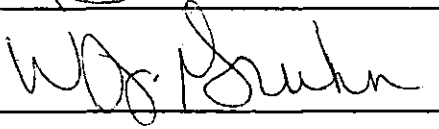
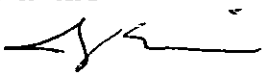
Homeowner(s)	Address	Signature	Date
Jeanne Schneider	2013 Double Springs Place Monroe, GA 30656		
Judith DePaola	2016 Double Springs Place Monroe, GA 30656		
Abby Browning Peterson	2017 Double Springs Place Monroe, GA 30656		
John Peterson	2017 Double Springs Place Monroe, GA 30656		
Tina Jordan	2020 Double Springs Place Monroe, GA 30656		
Stephen Hundley	2021 Double Springs Place Monroe, GA 30656		
Janie Hoyt	2024 Double Springs Place Monroe, GA 30656	Janie Hoyt	6/8/26
Michael Hoyt	2024 Double Springs Place Monroe, GA 30656	Michael R Hoyt	6/8/26
David Nelson	2025 Double Springs Place Monroe, GA 30656		
Heidi Nelson	2025 Double Springs Place Monroe, GA 30656		
Kerry Creel	2028 Double Springs Place Monroe, GA 30656	Kerry C Creel	06/08/2026
Renee Creel	2028 Double Springs Place Monroe, GA 30656	Renee Creel	6-8-26

Homeowner(s)	Address	Signature	Date
Jonathan Turner	2029 Double Springs Place Monroe, GA 30656		
Shirley Turner	2029 Double Springs Place Monroe, GA 30656		
Julie Hammond	2032 Double Springs Place Monroe, GA 30656		
Tiffany Richard	2033 Double Springs Place Monroe, GA 30656		
Michael Richard	2033 Double Springs Place Monroe, GA 30656		
Robert Crawford	2036 Double Springs Place Monroe, GA 30656	Robert D. Crawford	6/8/2026
Rosalie Crawford	2036 Double Springs Place Monroe, GA 30656	Rosalie D. Crawford	6/8/26
Sidney Stoltz	2037 Double Springs Place Monroe, GA 30656		
Ashley Stoltz	2037 Double Springs Place Monroe, GA 30656		
Jennifer Moore	2040 Double Springs Place Monroe, GA 30656		
Jimmy Jarrett	2041 Double Springs Place Monroe, GA 30656	Jimmy Jarrett	6/8/26
Wendi James Jarrett	2041 Double Springs Place Monroe, GA 30656		6/8/26

Homeowner(s)	Address	Signature	Date
Wanda Hampton	2044 Double Springs Place Monroe, GA 30656	Wanda Hampton	6/8/26
Thomas Hampton	2044 Double Springs Place Monroe, GA 30656	Thomas Hampton	6/8/26
David Alford	2045 Double Springs Place Monroe, GA 30656	David Alford	7/2/26
Michelle Alford	2045 Double Springs Place Monroe, GA 30656	Michelle Alford	7/2/26
Charles Sorrells	2048 Double Springs Place Monroe, GA 30656		
Ashley Sorrells	2048 Double Springs Place Monroe, GA 30656		
John Kosinski	2049 Double Springs Place Monroe, GA 30656		
Paula Kosinski	2049 Double Springs Place Monroe, GA 30656		
Brooke Bowen	2052 Double Springs Place Monroe, GA 30656	Brooke Bowen	7/5/26
Robert Stanfield	2052 Double Springs Place Monroe, GA 30656	RBS	7/5/26
Anthony Gallo	2053 Double Springs Place Monroe, GA 30656		
Linda Gallo	2053 Double Springs Place Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Michelle Randall	2056 Double Springs Place Monroe, GA 30656		
Victor Colson	2057 Double Springs Place Monroe, GA 30656		
Larry Ryan Moore	2060 Double Springs Place Monroe, GA 30656		
Amanda Moore	2060 Double Springs Place Monroe, GA 30656		
Greg Vaughn	2600 Alexis Way Monroe, GA 30656		7/1/26
Janet Vaughn	2600 Alexis Way Monroe, GA 30656		7/1/26
Marquita Megie	2601 Alexis Way Monroe, GA 30656		
Andre Megie	2601 Alexis Way Monroe, GA 30656		
Douglas Gordon	2604 Alexis Way Monroe, GA 30656	Douglas G. Wren	7-8-2026
Wren Heather	2604 Alexis Way Monroe, GA 30656	H Wren	7/8/26
Coffey ~~Wren~~ Myrna	2604 Alexis Way Monroe, GA 30656	Myrna J. Coffey	7/8/26
Toby Barwick	2608 Alexis Way Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Mikel Percy	2612 Alexis Way Monroe, GA 30656		
Katherine Buntin	2616 Alexis Way Monroe, GA 30656		
William Buntin	2616 Alexis Way Monroe, GA 30656		
Jess Davis	2620 Alexis Way Monroe, GA 30656		
Renae Bradfield	2621 Alexis Way Monroe, GA 30656		
Kenneth Bradfield	2621 Alexis Way Monroe, GA 30656		
Joyce Anthony	2624 Alexis Way Monroe, GA 30656	Kenneth Anthony	6/11/26
Kenneth Anthony	2624 Alexis Way Monroe, GA 30656	Joyce Anthony	6/11/26
Young Smith	2625 Alexis Way Monroe, GA 30656	Young W. Smith	7/5/26
Robert Kozicki	2628 Alexis Way Monroe, GA 30656		
Daniel Stueck	2629 Alexis Way Monroe, GA 30656		
Heather Stueck	2629 Alexis Way Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Dean Horton	2632 Alexis Way Monroe, GA 30656		
	2633 Alexis Way Monroe, GA 30656		
Sanders Jennifer	2633 Alexis Way Monroe, GA 30656		
K. Sanders	2633 Alexis Way Monroe, GA 30656		
Jana Cashen	2636 Alexis Way Monroe, GA 30656		6/8/26
Andrew Cashen	2636 Alexis Way Monroe, GA 30656		6/8/26
Kelly Gruhn	2644 Alexis Way Monroe, GA 30656		7/1/26
William Gruhn	2644 Alexis Way Monroe, GA 30656		7/1/26
Michael Phillips	2648 Alexis Way Monroe, GA 30656		
Jeremy Seifried	2649 Alexis Way Monroe, GA 30656		6/8/26
William Pye	2653 Alexis Way Monroe, GA 30656		7/5/26
Nancy Pye	2653 Alexis Way Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
JCT Construction	2656 Alexis Way Monroe, GA 30656		6-8-2026
Elijah Dariy	2661 Alexis Way Monroe, GA 30656		
	2664 Alexis Way Monroe, GA 30656		
Eunice Emily	2664 Alexis Way Monroe, GA 30656		
Jean Eunice	2664 Alexis Way Monroe, GA 30656		
Brent Hise	2665 Alexis Way Monroe, GA 30656		
Daniiel Frunza	2668 Alexis Way Monroe, GA 30656		
Lucas S. Ahlenius	2669 Alexis Way Monroe, GA 30656		
Danny Kelley	2673 Alexis Way Monroe, GA 30656	Danny N Kelley	6/8/2026
Martha Kelley	2673 Alexis Way Monroe, GA 30656	Martha Kelley	6/8/2026
James Cleveland	2801 Mason Court Monroe, GA 30656	Jim Cleveland	7/1/2026
Marie Cleveland	2801 Mason Court Monroe, GA 30656	Marie Cleveland	7/1 2026

Homeowner(s)	Address	Signature	Date
Bruce Eanes	2804 Mason Court Monroe, GA 30656	Bruce D Eanes	7-8-2026
Jeanne Eanes	2804 Mason Court Monroe, GA 30656		
Eduardo Guigou	2805 Mason Court Monroe, GA 30656		
Diane Guigou	2805 Mason Court Monroe, GA 30656		
William Shuford	2808 Mason Court Monroe, GA 30656		
Ann Shuford	2808 Mason Court Monroe, GA 30656		
Jeff Hettenbach	2809 Mason Court Monroe, GA 30656		
Connie Hettenbach	2809 Mason Court Monroe, GA 30656		
Ann Lewis	2812 Mason Court Monroe, GA 30656		
Timothy Guy	2816 Mason Court Monroe, GA 30656	T.D. Guy	7/1/26
Deborah Guy	2816 Mason Court Monroe, GA 30656	Deborah Guy	7/1/26
Barbara Eyler	2817 Mason Court Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Jean Gharavi	3009 Brooks Trail Monroe, GA 30656		
Rainwater Anita	3012 Brooks Trail Monroe, GA 30656		
Randy Ezra	3012 Brooks Trail Monroe, GA 30656		
Susan Rainwater	3012 Brooks Trail Monroe, GA 30656		
James Skertich	3013 Brooks Trail Monroe, GA 30656		
Elaine Thounhurst	3016 Brooks Trail Monroe, GA 30656		
Jason Thounhurst	3016 Brooks Trail Monroe, GA 30656		
Ronald Scott	3017 Brooks Trail Monroe, GA 30656		
	3020 Brooks Trail Monroe, GA 30656		
Warren Donald	3020 Brooks Trail Monroe, GA 30656		
W. Warren	3020 Brooks Trail Monroe, GA 30656		
Rydell Johnson	3021 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Tony Eyler	2817 Mason Court Monroe, GA 30656		
John Warhol	2820 Mason Court Monroe, GA 30656		
Audra Warhol	2820 Mason Court Monroe, GA 30656		
James Cooper	3000 Brooks Trail Monroe, GA 30656		
James Stalvey	3001 Brooks Trail Monroe, GA 30656		
Deborah Kennedy	3004 Brooks Trail Monroe, GA 30656		
John Kennedy	3004 Brooks Trail Monroe, GA 30656		
Ramin Tabrizi	3005 Brooks Trail Monroe, GA 30656		
Judith Tabrizi	3005 Brooks Trail Monroe, GA 30656		
Quint Merenuk	3008 Brooks Trail Monroe, GA 30656		
Jennifer Merenuk	3008 Brooks Trail Monroe, GA 30656		
Emad Gharavi	3009 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Steven Green	3024 Brooks Trail Monroe, GA 30656		
Ashleigh Simpson	3024 Brooks Trail Monroe, GA 30656		
David Roberts	3025 Brooks Trail Monroe, GA 30656		6/28/26
Lorianne Roberts	3025 Brooks Trail Monroe, GA 30656		6/28/26
Brent Redmon	3028 Brooks Trail Monroe, GA 30656		
Kimberly Redmon	3028 Brooks Trail Monroe, GA 30656		
Derrick Hardy	3029 Brooks Trail Monroe, GA 30656		
Lorey Hardy	3029 Brooks Trail Monroe, GA 30656		
Robert Joiner	3032 Brooks Trail Monroe, GA 30656		7/6/26
Ryan Angel	3033 Brooks Trail Monroe, GA 30656		
Tracy Angel	3033 Brooks Trail Monroe, GA 30656		
Christopher Still	3036 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Kimberly Still	3036 Brooks Trail Monroe, GA 30656		
Teresa Davis	3037 Brooks Trail Monroe, GA 30656		
Randy Davis	3037 Brooks Trail Monroe, GA 30656		
Chris Croley	3040 Brooks Trail Monroe, GA 30656		
Kathy Croley	3040 Brooks Trail Monroe, GA 30656		
James Herring	3041 Brooks Trail Monroe, GA 30656		
Mia Herring	3041 Brooks Trail Monroe, GA 30656		
Scott Sims	3044 Brooks Trail Monroe, GA 30656		
Kelly Sims	3044 Brooks Trail Monroe, GA 30656		
Daniel Nelson	3045 Brooks Trail Monroe, GA 30656		
Robert Collier	3048 Brooks Trail Monroe, GA 30656		
Jennifer Collier	3048 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Zachary Hughes	3049 Brooks Trail Monroe, GA 30656		
Ashley Hughes	3049 Brooks Trail Monroe, GA 30656		
Jill Rudolph	3052 Brooks Trail Monroe, GA 30656	Jill Rudolph	7-1-26
Philip Rudolph	3052 Brooks Trail Monroe, GA 30656		7-1-26
Phillip Reed	3053 Brooks Trail Monroe, GA 30656		
Wanda Calamis	3057 Brooks Trail Monroe, GA 30656		
Scott Cook	3061 Brooks Trail Monroe, GA 30656		7-9-26
Lucy Cook	3061 Brooks Trail Monroe, GA 30656		
Gregory Thye	3065 Brooks Trail Monroe, GA 30656		
Christina Thye	3065 Brooks Trail Monroe, GA 30656		
Brandy Lake	3069 Brooks Trail Monroe, GA 30656	Brandy Lake	7/1/24
Thomas Ball	3073 Brooks Trail Monroe, GA 30656		

Homeowner(s)	Address	Signature	Date
Wendy Ball	3073 Brooks Trail Monroe, GA 30656	Wendy Ball	7-2-2026
Richard Lethgo	3077 Brooks Trail Monroe, GA 30656	Richard Lethgo	7/2/2026
Michael Campbell	3085 Brooks Trail Monroe, GA 30656		
Katie Campbell	3085 Brooks Trail Monroe, GA 30656		
Adelaide Richardson	4000 Paulette Drive Monroe, GA 30656		
Raheem Richardson	4000 Paulette Drive Monroe, GA 30656		
Julie Wallace	4001 Paulette Drive Monroe, GA 30656	Julie Wallace	6/8/26
Roland Wallace	4001 Paulette Drive Monroe, GA 30656	Roland Wallace	6/8/26
Matthew Hundeby	4004 Paulette Drive Monroe, GA 30656		6/30/26
Latana Hundeby	4004 Paulette Drive Monroe, GA 30656		6/30/26
Glenda Vannerson	4005 Paulette Drive Monroe, GA 30656		6/30/26
James Wellington	4008 Paulette Drive Monroe, GA 30656		8/6/26

Homeowner(s)	Address	Signature	Date
Amanda Wellington	4008 Paulette Drive Monroe, GA 30656		
Jeffrey Anderson	4009 Paulette Drive Monroe, GA 30656		
Carrie Anderson	4009 Paulette Drive Monroe, GA 30656		
George Webb	4016 Paulette Drive Monroe, GA 30656		
Caitlin Taylor	4020 Paulette Drive Monroe, GA 30656		
Jeffrey Taylor	4020 Paulette Drive Monroe, GA 30656		
Jeffrey Threat	4024 Paulette Drive Monroe, GA 30656		
Senn Threat	4024 Paulette Drive Monroe, GA 30656		
David Vanneman	4005 Paulette Dr		6/8/26
Jessica Seifried	2649 Alexis Way		6/8/26
Tyler Still	3036 Brooks Trl.		6/11/2026
Janice Perez	1624 Bluff Creek Road		6/30/26

Homeowner(s)	Address	Signature	Date
Carolyn Elizabeth Johnson	1625 Bluff Creek Trail Monroe, GA 30656	Carolyn E Johnson	7.01.26

Alcovy Bluffs Subdivision — Environmental Impact of an Adjacent A-1 Farm with Large and Small Hoofed Animals and Poultry

Walton County A-1 Zoning — Livestock Rules & Manure Reference Guide

Compiled from Walton County Livestock, Quarters & Enclosures Ordinance | August 2026

Prepared for: Dan | Monroe, GA | Thursday, August 6, 2026

Section 1 — Allowed Animals & Density Limits (A-1 Zoning)

- **Large hoofed livestock** (cows, hogs, horses, llamas): Maximum **2 animals per fenced acre**
- **Small hoofed livestock** (goats, sheep, miniature breeds): Maximum **4 animals per fenced acre**

Section 2 — Chicken / Poultry Rules (A-1 Zoning)

- Allowed in **A, A-1, and A-2** zoning districts
- Maximum: **6 chickens per parcel** (not per acre)
- **Roosters prohibited**
- **Non-commercial only** — no selling eggs or birds
- Must be enclosed; **rear or side yard only** — no free range
- Setback: **25 ft** from side/rear property lines

- Maximum coop size: **100 sq ft**
- Feed must be stored in **rodent-proof containers**

Section 3 — Setback Requirements (All Livestock in A-1)

- All animal quarters must be **≥ 50 ft** from any property line

Section 4 — Subdivision Restrictions

- **No free-range livestock or poultry** in any platted subdivision
- Chickens allowed only if subdivision is zoned **A, A-1, or A-2**

Section 5 — Quick Reference Table

Category	Limit	Notes
Large hoofed livestock	2 per fenced acre	Cows, hogs, horses, llamas
Small hoofed livestock	4 per fenced acre	Goats, sheep, minis
Chickens	6 per parcel	No roosters; enclosure required
Setback	50 ft	All animal quarters from any property line
Subdivision rule	No free range	Applies to all species

Section 6 — Manure Production by Species

Cattle

- Mature dairy cow: **120–150 lb/day**
- Monthly total: **3,600–4,500 lb** (≈ 1.8–2.25 tons/month)

Horses

- 1,000 lb horse: **~50 lb/day**

- Monthly total: **~1,500 lb** (≈ 0.75 tons)
- Stalled horse with wood shaving bedding: shavings add **0.3 lb per 1 lb manure**
- Combined monthly total: 1,500 lb manure + 450 lb shavings = **1,950 lb/month**

Pigs

- Market-weight pig (~200 lb): **~11 lb/day**
- Monthly total: **~330 lb**

Goats

- Goat: **~8.4 lb/day**

Section 7 — Odor Measurement Systems

Scientific Units Used

- **Odor Units (OU)** — human sensory-based measurement
- **Odor Activity Value (OAV)** — identifies strongest odor-causing compounds
- **Gas Concentration (ppm)** — chemical measurement of odorants

Key Odor-Causing Gases

- Ammonia (NH_3)
- Hydrogen Sulfide (H_2S)
- Volatile Fatty Acids (VFAs)
- Amines

Extreme Measured Levels (Documented in Research)

- Ammonia: up to **8,056 ppm**
- Hydrogen sulfide: up to **20,057 ppm**

Section 8 — Odor Intensity Ranking: Strongest to Mildest

1. **Pigs — Very High** | Key odorants: H_2S, TMA, VFAs | Reason: Highest OAV values
2. **Cattle — High** | Key odorants: Ammonia, VFAs | Reason: Large volume + strong compounds
3. **Poultry — Medium-High** | Key odorant: Ammonia | Reason: Sharp, pungent odor
4. **Horses — Medium-Low** | Key odorants: Mild VFAs | Reason: Fibrous manure, lower odor
5. **Goats — Low** | Key odorants: Minimal VFAs | Reason: Pelletized, low moisture
6. **Sheep — Very Low** | Key odorants: Minimal VFAs | Reason: Small pellets, least odor

Section 9 — Odor Travel Distance: Longest to Shortest

- **Pigs — Longest:** Strong sulfur compounds; large emitting surfaces; forced ventilation creates wide plumes
- **Cattle — Long:** Large manure volume; outdoor yards increase plume; biogas systems amplify range
- **Poultry — Medium:** High ammonia; plume attenuates faster than pigs/cattle
- **Horses — Short:** Mild odor; low VOCs
- **Goats — Very Short:** Pelletized manure; low odor intensity
- **Sheep — Shortest:** Mildest odor; minimal plume

Section 10 — Primary Manure Handling & Removal Methods

Mechanical Conveyance

- Scrapers, augers, pumps, conveyors

- Moves manure to pits or separators
- Common in dairy and hog operations

Solid-Liquid Separation

- Hydrocyclones, roll presses, rotary drums, sand separators
- Solids → compost or bedding reuse
- Liquids → lagoons or digesters

Dewatering

- Screens and presses reduce moisture
- Produces stackable solids for land application

Drying Systems

- Heat-based drying reduces moisture and odor
- Used for bedding recovery

Anaerobic Digestion

- Converts manure to biogas + digestate
- Major methane reduction method
- Supported by EPA AgSTAR program

Section 11 — Wind Patterns: Monroe / Athens, GA (26-Year Record)

Annual Prevailing Direction

- **West (W) to West-Northwest (WNW)**
- Occurs ~11–11.4% of the year — single most dominant direction

Seasonal Breakdown

- **Winter (Dec–Feb):** Northwest (NW) — cold, dry air
- **Spring (Mar–May):** West/Southwest (W/SW) — transitional
- **Summer (Jun–Aug):** Southwest (SW) — warm, humid Gulf air moves northeast

- **Fall (Sep–Nov):** West/Northwest (W/NW) — returning dry NW flow

Farm Planning Implications

- Plant windbreaks on **west and southwest sides** of barns and storage areas
- Position manure storage on **east/northeast side** of barn complex
- Leyland Cypress rows running **north-to-south along western property line** provide maximum year-round coverage

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Section 12 — What's in the Air: Primary Gases from Manure Decomposition

- Manure decomposition releases **over 160 identified volatile compounds**
- **Hydrogen Sulfide (H_2S):** rotten egg odor; heavier than air — pools at ground level; source: anaerobic breakdown
- **Ammonia (NH_3):** sharp, pungent; lighter than air; source: urine decomposition and animal respiration
- **Methane (CH_4):** odorless; lighter than air — rises; source: anaerobic digestion
- **Carbon Dioxide (CO_2):** odorless; heavier than air — pools low; source: respiration and decomposition
- **Volatile Fatty Acids / VOCs:** sour, fecal odor; source: microbial gut and storage fermentation

Section 13 — Health Effects by Exposure Level

Low-Level / Community / Neighbor Exposure (outdoor farm vicinity)

- **Respiratory:** burning eyes, runny nose, sore throat, coughing, reduced lung function

- **Neurological:** headaches, dizziness, difficulty concentrating, memory impairment
    - Studies document **4.3 neurobehavioral abnormalities avg.** in exposed populations vs. 2.3 in controls
- **Mood & Mental Health:** elevated tension, depression, anger, fatigue, and confusion scores
- **Gastrointestinal:** nausea and diarrhea reported by residential neighbors of large operations
- **Quality of Life:** inability to open windows, use outdoor spaces, or host guests

Moderate Occupational Exposure (storage areas, spreading operations)

- **H_2S at 10–20 ppm:** eye tearing, respiratory distress, fatigue, headache, irritability
- **H_2S at 100 ppm: DEADENS SENSE OF SMELL** — danger can no longer be detected
- **H_2S at 150 ppm:** eye/throat irritation, drowsiness, olfactory paralysis
- **NH_3 at >25 ppm:** corrosive burns to eyes, nose, throat, and lungs
- **CO_2 at >4%:** headache, shortness of breath, rapid heartbeat, chest pain
- **CH_4 at 5–15%:** explosive range; asphyxiation risk at high concentrations

High / Confined Space Exposure (pits, tanks, enclosed barns — most dangerous)

- **H_2S at 200 ppm:** severe eye damage, immediate collapse
- **H_2S at 500 ppm:** nausea, rapid onset symptoms
- **H_2S at 700+ ppm:** unconsciousness within 1–2 breaths; death within minutes
- **H_2S at 1,000 ppm:** instant unconsciousness and death

⚠ **WARNING**

Never enter a manure pit or enclosed storage space alone or without a 4-gas monitor (O_2, H_2S, CH_4, CO_2). H_2S deadens your sense of smell at 100 ppm — you will not detect lethal concentrations.

Section 14 — OSHA Safe Exposure Limits (8-Hour Workday)

Gas	OSHA PEL	NIOSH Ceiling
Hydrogen Sulfide (H_2S)	10 ppm	50 ppm (10-min max)
Ammonia (NH_3)	50 ppm	25 ppm
Carbon Dioxide (CO_2)	5,000 ppm	30,000 ppm (10-min max)
Methane (CH_4)	Non-toxic (explosive at 5–15%)	—

Section 15 — Vulnerable Populations: Higher Risk at Lower Exposure Levels

- **Children:** developing lungs and nervous systems disproportionately affected
- **Elderly:** reduced respiratory reserve
- **Asthma / COPD sufferers:** bronchospasm and exacerbation at very low concentrations
- **Pregnant women:** fetal neurological risk from H_2S exposure
- **Farm workers:** chronic daily exposure accumulates over seasons and years

Section 16 — Horse & Small Ruminant Advantage for Brooks Trail Farm

- Horses, goats, and sheep produce **significantly lower H_2S** than pigs or poultry

- **Primary ammonia risk:** urine-soaked bedding in enclosed stalls — **ventilate daily**
- **Secondary risks:** methane and CO_2 if covered storage tanks or lagoons are added
- **Dust + endotoxins** from dried manure are an under-recognized respiratory trigger in Georgia's dry summers

Section 17 — Protective Actions Summary

Risk	Recommended Mitigation
Neighbor low-level exposure	Covered storage pad + west/southwest Leyland Cypress windbreak
Barn ammonia buildup	Deep litter system, daily stall cleaning, cross-ventilation
Spreading odor plume	Apply early morning; incorporate within 24 hrs; avoid windy days
Confined-space gas exposure	4-gas monitor (O_2, H_2S, CH_4, CO_2); never enter alone
Dust/endotoxin inhalation	Dampen dry manure before moving; wear N95 during spreading

Section 18 — Alcovy Bluffs Subdivision: Community Context (Brooks Trail Area)

Recent property values in the immediate vicinity:

Paulette Drive

- 4001 Paulette Dr: **$635,000**
- 4005 Paulette Dr: **$501,000**
- 4009 Paulette Dr: **$451,000**
- 4000 Paulette Dr: **$483,000**
- 4004 Paulette Dr: **$524,000**

- 4008 Paulette Dr: **$530,000**

Brooks Trail

- 3077 Brooks Trail: **$555,000**
- 3075 Brooks Trail: **$507,000**
- **Key note:** These property values underscore the importance of proactive odor and manure management — proximity to livestock operations is a documented factor in residential property value assessments. Proper manure management protects both farm operations and neighboring property values.

Resources & Contacts: For questions on Georgia EPD compliance, contact the **Georgia NRCS Athens Office:** 706-353-8302 | **UGA Walton County Extension:** extension.uga.edu/county-offices/walton | **Georgia Poison Control:** 1-800-222-1222

Planning and Development Department
Case Information

Case Number: LU26-0188 & Z26-0187

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant/Owner:
Mark Sanchez
313 Milledge Avenue
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 for a 5-lot residential subdivision.

Address: 0 Locklin Road, Monroe, Georgia 30655

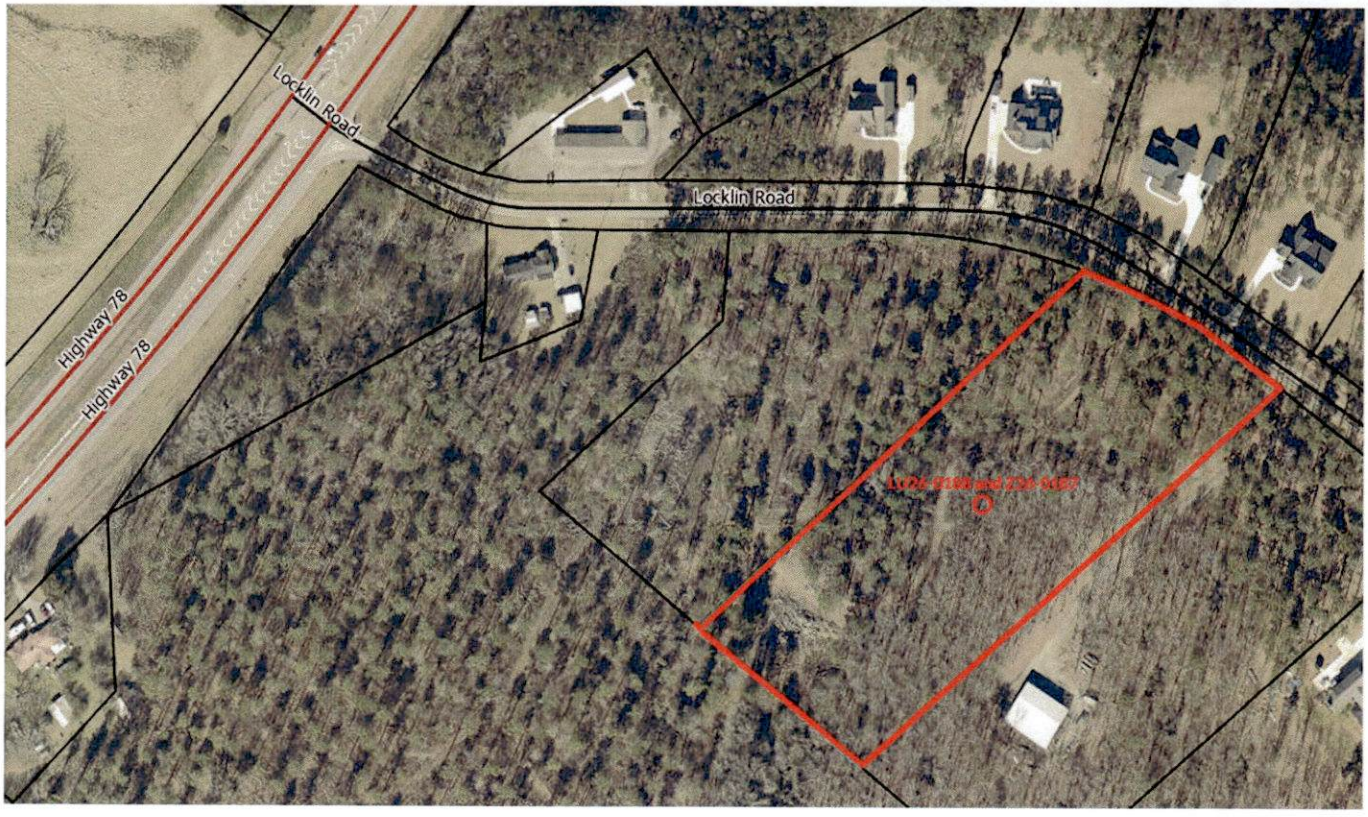
Map Number/Site Area: C1780012Z00 – 5.99 acres

Character Area: Rural Residential and Agriculture

District 4 Commissioner- Lee Bradford Planning Commission – Michelle Trammel

Existing Site Conditions: The property is vacant.

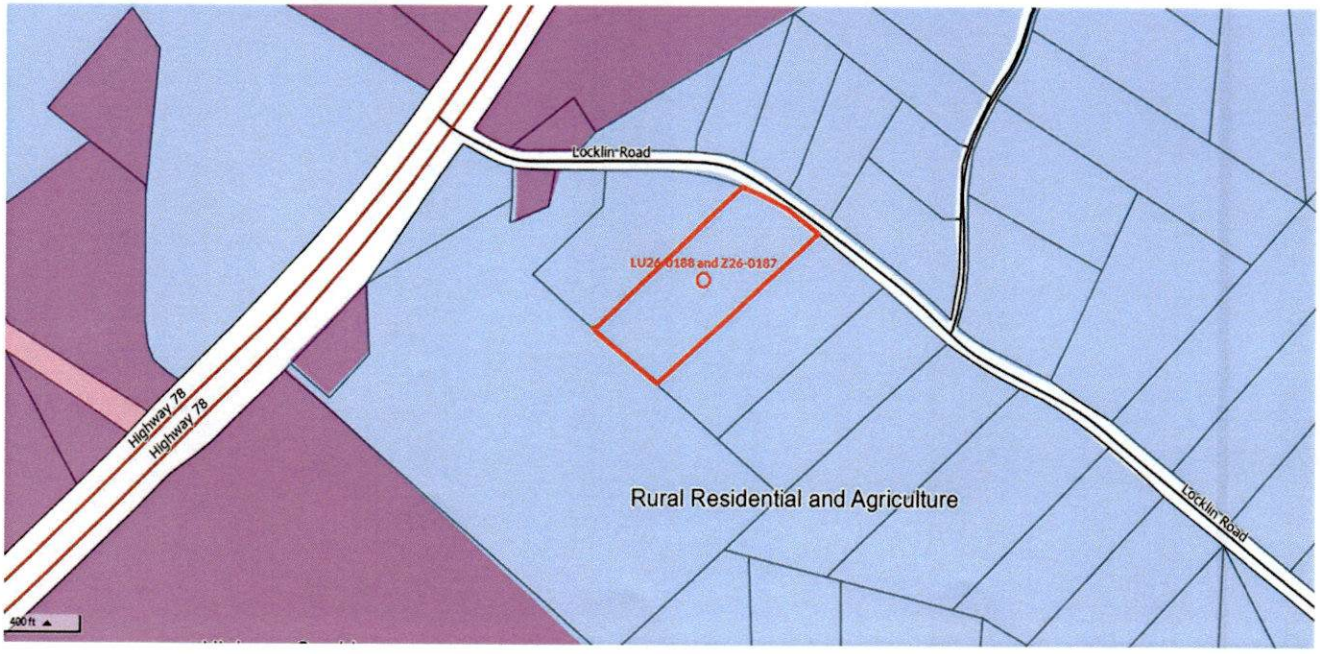
Highway 78
Locklin Road
Ropes Road
Cheek Road
Mt Ephon Church Road
Jacks Creek Road


Locklin Road
Highway 78

The surrounding properties are zoned R1OSC and A1.

The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential and Agriculture.



History: No History

Staff Comments/Concerns:

Public Works: Public Works recommends installing a deceleration lane and verifying sight distance with the entrance location.

Sheriff's Department: No comment received.

Water Authority: This area is not currently served, but an existing 8" diameter water main is located to the east along Locklin Road (static pressure: 130 psi, Estimated fire flow: 1,450 gpm @ 20 psi). A NEW WATER MAIN WILL BE REQUIRED TO EXTEND AND DISTRIBUTE WATER WITHIN THE DEVELOPMENT. PLEASE COORDINATE WITH WCWD.

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased Fire and EMS demand.

Board of Education: This will have no affect on the school system.

(There will be more students for the schools and buses and may need to hire more teachers.)

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

LU26-0188 & Z26-0187 – Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision – Applicant/Owner: Mark Sanchez – property located on Locklin Road – Map/Parcel C1780012Z00 - District 4

Presentation: Mark Sanchez, who lives at 313 Milledge, represented the case. He is asking for 5.99 acres on Locklin Road to be rezoned from A1 to R1 for a 5-lot subdivision with 1-acre sites. The property is raw land. The lots will have a residential character. He stated that 500 feet from this property, water has been installed to a 24-lot subdivision and he would like to bring water to be installed in this subdivision and he will have a proposed road with a cul-de-sac. The subdivision's name will be Locklinburg. The types of homes will match the surrounding areas.

Mark Banks asked if the property was to the west of the new subdivision and were the lots 1 acre and he stated that they were.

Michelle Trammel asked about larger tracts, and he stated that the homes would be 3,200 to 3,800 sq. ft.

Josh Ferguson asked if there was a pond on the property and Mr. Sanchez stated there it wasn't.

Tim Hinton asked if he was going to do a detention pond and he was advised that a detention pond would need to be done and that would be on the civil drawings.

Tim Hinton advised Mr. Sanchez that he had a ton of frontage, and he could build houses off the property instead of 5 lots and a street. If he does a subdivision there would be some of the property donated to the county that the county has to maintain. The detention pond will probably take one of the lots and that will be the burden of the homeowners.

Michelle Trammel stated that on the paperwork it shows that public works stated that he may need a decel lane.

He was advised that the subdivision will be curb and gutter and he will be able to put whatever lots due to the density of the land.

Mr. Sanchez stated that he did not know he needed a decel lane.

Michelle Trammel asked about septic on the lots because the paperwork says that it is needed.

Speaking: Doug Fisher spoke and stated that he wanted to know the sizes of the homes and prices of the homes.

Rebuttal: **Mark Sanchez came back for rebuttal. Mark Banks asked at 1141 Locklin Road how much square footage is in the homes and Mr. Sanchez stated that the size of the homes would be 3,200 to 3,800 sq. ft. and the prices would be compatible with the nearby homes.**

Recommendation: **Michelle Trammel made a motion to recommend denial with a second by Josh Ferguson. Michelle Trammel, Josh Ferguson and Tim Hinton voted to deny. Robert Post and Mark Banks voted to approve. The motion passed 3 to 2 to deny the rezone.**

Character Area Map Amendment

Application # 4126-0188

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C17800127 00

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
MARK SANCHEZ	MARK SANCHEZ
313 Milledge Ave Monroe 30655	313 Milledge Ave Monroe 30655
678-570-8255	678-570-8255
	(If more than one owner, attach Exhibit "A")
Phone #	Phone #

E-mail Address:

Location: Locklin Rd Acreage 5.99

Existing Character Area: Rural Residential and Agriculture

Proposed Character Area: Suburban

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

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

Proposed Development: X Single-family ____ Multi-family ____Commercial ____Industrial

Proposed Zoning: R1 Number of Lots: 5 Minimum Lot Size: 1 acre

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 | Date 7-2-26 | $_____ Fee Paid

Rezone Application # Z26-0187

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

Planning Comm. Meeting Date 8/6/26 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9/1/26 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C17800012700

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Mark Sanchez	Mark Sanchez
313 Milledge Ave Monroe 30655	313 Milledge Ave Monroe 30655
678-570-8255	678-570-8255

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

Location: Locklin Rd Requested Zoning R1 Acreage 5.99

Existing Use of Property: A1 - Raw land

Existing Structures: None

The purpose of this rezone is to develop a 5 lot subdivision. Plan includes running county water to tract. No wells or septic exists.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: n/a

Public Sewer: _____ Provider: _____ Septic Tank: n/a

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.

MCA 7-1-26 $ 600.00

Signature Date 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 R10SC/A1 South R10SC/A1 East A1 West R10SC

Comprehensive Land Use: Rural Residential and Agriculture **DRI Required?** Y ____ N ✓

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ___X___ no

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

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

This disclosure must be filed when the application is submitted.

_____ 7-1-26

Signature of Applicant/Date

Check one: Owner ___X___ Agent_____

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

Walton County Rezoning Application

Map/Parcel: C1780012Z00

Applicant / Owner: Mark Sanchez

Address: 313 Milledge Ave., Monroe, GA 30655

Existing Zoning: A1

Requested Zoning: R1

Acreage: 5.99

Existing Use: Raw undeveloped land

Existing Structures: None

Purpose of Rezone: To rezone the property from A1 to R1 to permit development of a five-lot single-family residential subdivision consisting of approximately one-acre homesites. The proposed development is designed to be compatible with the surrounding residential character while utilizing planned public water service and individual septic systems.

Public Water: Yes (proposed)

Public Sewer: No

Septic: Yes

1. Existing uses and zoning of nearby property

The surrounding area consists primarily of agricultural and low-density residential uses, including newer custom homes on large lots. Residential development has continued along the Locklin Road corridor, making the proposed R1 zoning compatible with the existing and developing character of the area.

2. Property values

The existing A1 zoning limits the reasonable residential development potential of the property. Rezoning to R1 will allow orderly residential development that is consistent with surrounding land uses while enhancing the property's economic utility.

3. Health, safety and welfare

The proposed development promotes the public welfare by providing quality single-family housing while utilizing county water and approved individual septic systems. The development will comply with all Walton County development standards and will not adversely affect the surrounding area.

4. Public gain versus hardship

Approval of the rezoning will provide additional high-quality residential housing opportunities that are consistent with the Comprehensive Plan while allowing efficient use of planned public infrastructure. Denial of the request would unnecessarily restrict reasonable residential use of property that is suitable for such development.

5. Suitability

The subject property is well suited for low-density residential development. It has adequate road frontage, favorable topography, sufficient acreage for five one-acre homesites, and access to planned public water service. The proposed development is compatible with surrounding residential growth along the Locklin Road corridor.

6. Length of vacancy

The property has remained vacant and undeveloped while surrounding residential development has continued. The requested rezoning will allow the property to be developed in a manner that is consistent with existing development trends and the character of the surrounding area.

Mark Sanchez
313 Milledge Avenue
Monroe, GA 30655

July 1, 2026

Walton County Planning & Development
126 Court Street
Monroe, GA 30655

RE: Character Area Map Amendment and Rezoning Request

Parcel: C1780012Z00
Current Zoning: A1 (Agricultural)
Requested Zoning: R1 (Single-Family Residential)
Existing Character Area: Rural Residential and Agriculture
Proposed Character Area: Suburban
Proposed Subdivision: Locklinver

Dear Members of the Walton County Planning Commission and Board of Commissioners,

I respectfully submit this application requesting approval of a **Character Area Map Amendment** and the rezoning of Parcel C1780012Z00 from **A1 (Agricultural)** to **R1 (Single-Family Residential).**

The purpose of this request is to develop a small, thoughtfully designed residential subdivision to be known as **Locklinver**. The proposed development consists of five approximately one-acre estate homesites served by a single internal public road terminating in a cul-de-sac. The subdivision is intended to provide high-quality single-family residences that are compatible with the existing and emerging residential character of the Locklin Road corridor.

The subject property is well suited for low-density residential development due to its size, topography, existing road frontage, and surrounding land uses. The proposed subdivision has been designed to preserve the rural character of the area while providing attractive estate-sized homesites for custom residential construction.

Character Area Map Amendment

Concurrent with this rezoning request, the Applicant requests approval of a **Character Area Map Amendment** from **Rural Residential and Agriculture** to **Suburban**.

The proposed amendment is appropriate because the property is transitioning from agricultural use to a low-density residential neighborhood that is consistent with the

existing pattern of development occurring along the Locklin Road corridor. The surrounding area includes established rural residences together with newer custom homes, reflecting an orderly transition toward quality residential development. The proposed five-lot subdivision will maintain generously sized one-acre homesites while preserving the area's rural character and supporting Walton County's long-term planning objectives.

Neighborhood Compatibility

The Locklin Road corridor has experienced substantial investment in high-quality residential development. Nearby homes have recently sold or are currently listed in the approximate range of **$850,000 to over $1,100,000**, demonstrating strong demand for custom homes in this area.

Locklinver is intended to complement this existing pattern of development by creating generously sized homesites suitable for custom-built residences that are consistent with the architectural quality and residential character already established within the surrounding community.

Public Water and Utilities

The proposed subdivision is intended to be served by Walton County public water.

If the requested rezoning is approved and the property is developed, **the developer of the subdivision shall design, permit, construct, and dedicate all public water infrastructure necessary to serve the proposed lots in accordance with Walton County Water Department standards and requirements. Public water will be extended to the property and throughout the subdivision prior to final plat approval.**

This commitment is also reflected on the submitted concept plan through a general utility note regarding the extension of public water infrastructure.

Each proposed lot will be served by an individual septic system approved by Walton County Environmental Health.

Proposed Development

The proposed subdivision will:

- Create five approximately one-acre residential homesites.
- Extend Walton County public water infrastructure to serve all proposed lots.
- Utilize individual septic systems approved by Walton County Environmental Health.

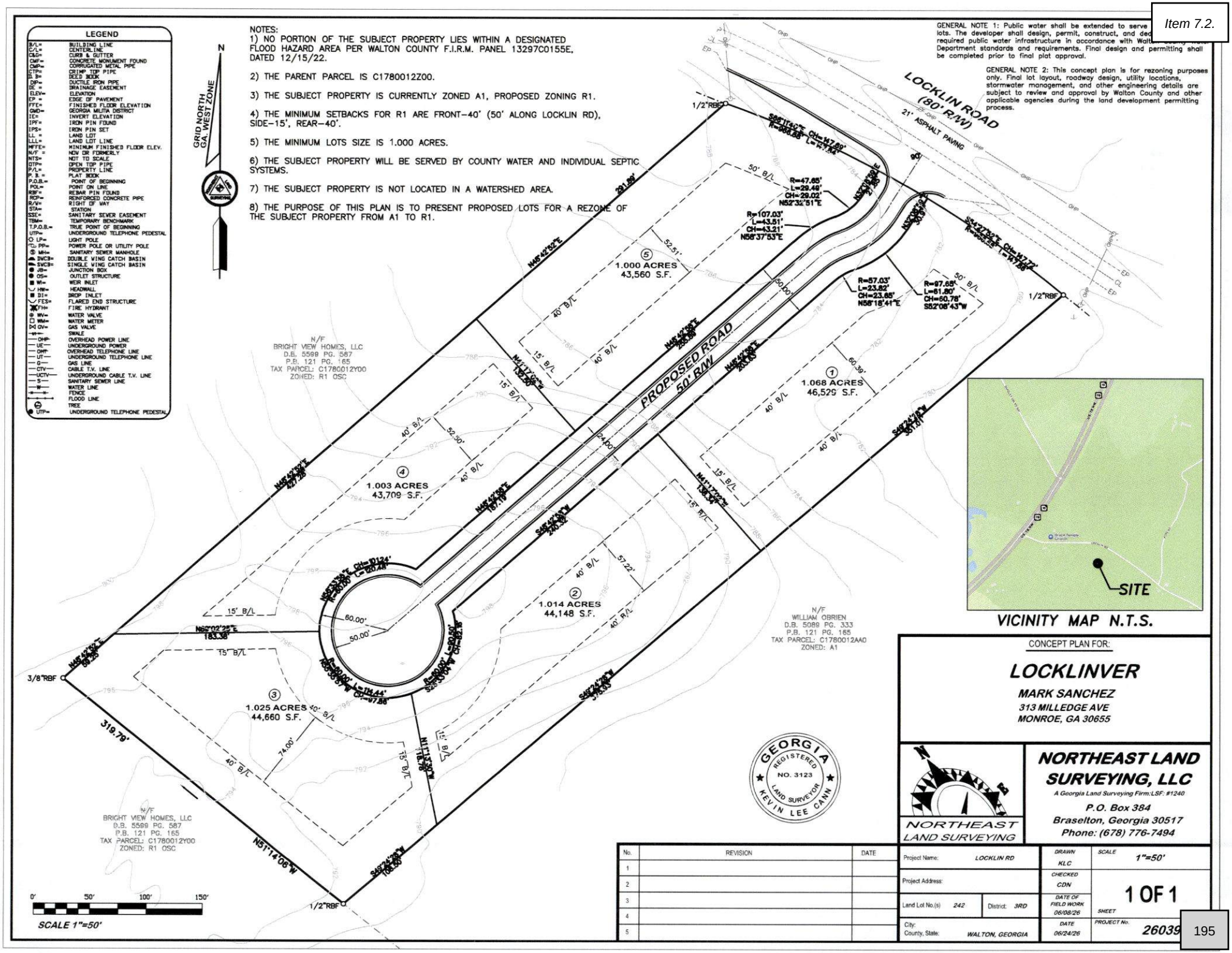
- Construct a single internal public road terminating in a cul-de-sac designed in accordance with Walton County standards.
- Be developed in compliance with Walton County zoning regulations, subdivision regulations, engineering requirements, and all applicable development standards.
- Provide a well-planned residential community that is compatible with surrounding development while enhancing the long-term character and value of the Locklin Road corridor.

This request represents an orderly transition from agricultural land to low-density residential development that is consistent with the existing development pattern in the area. The proposed subdivision will make productive use of the property while maintaining compatibility with surrounding residences and contributing positively to Walton County's continued growth.

Thank you for your consideration of this application. **I respectfully request approval of both the Character Area Map Amendment from Rural Residential and Agriculture to Suburban and the rezoning of Parcel C1780012Z00 from A1 (Agricultural) to R1 (Single-Family Residential) to allow the development of Locklinver.**

Respectfully submitted,

Mark Sanchez
Property Owner / Applicant



CONCEPT PLAN FOR:

LOCKLINVER

MARK SANCHEZ
313 MILLEDGE AVE
MONROE, GA 30655

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm:LSF: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: LOCKLIN RD		DRAWN KLC	SCALE 1"=50'
Project Address:		CHECKED CDN	1 OF 1
Land Lot No.(s) 242	District: 3RD	DATE OF FIELD WORK 06/08/26	SHEET
City: County, State: WALTON, GEORGIA		DATE 06/24/26	PROJECT No. 26039

Planning and Development Department
Case Information

Case Number: Z26-0189

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 9-01-2026

Applicant:
EK Engineering Consultants, LLC
555 North Point Center East, 4th Floor
Alpharetta, Georgia 30022

Owner:
Reyes Autos & Trucks, LLC
157 Scenic Highway
Lawrenceville, Georgia 30046

Current Zoning: The current zonings are A1, B3, M1 & M2.

Request: Rezone 5.70 acres to M2 and B3 for Motor Vehicle Sales, Major & Minor Auto Repair, Salvage Yard, Office, Warehouse and Screened Outdoor Storage and Variances on buffer requirements, setbacks and eliminate the 10 ft. landscape strip along Highway 11.

Address: 2412 Highway 11, Monroe, Georgia 30656

Map Number/Site Area: C0850109 & C0850111 (9.45 acres) and C0850109B00 (1.11 acres).

Character Area: Highway Corridor

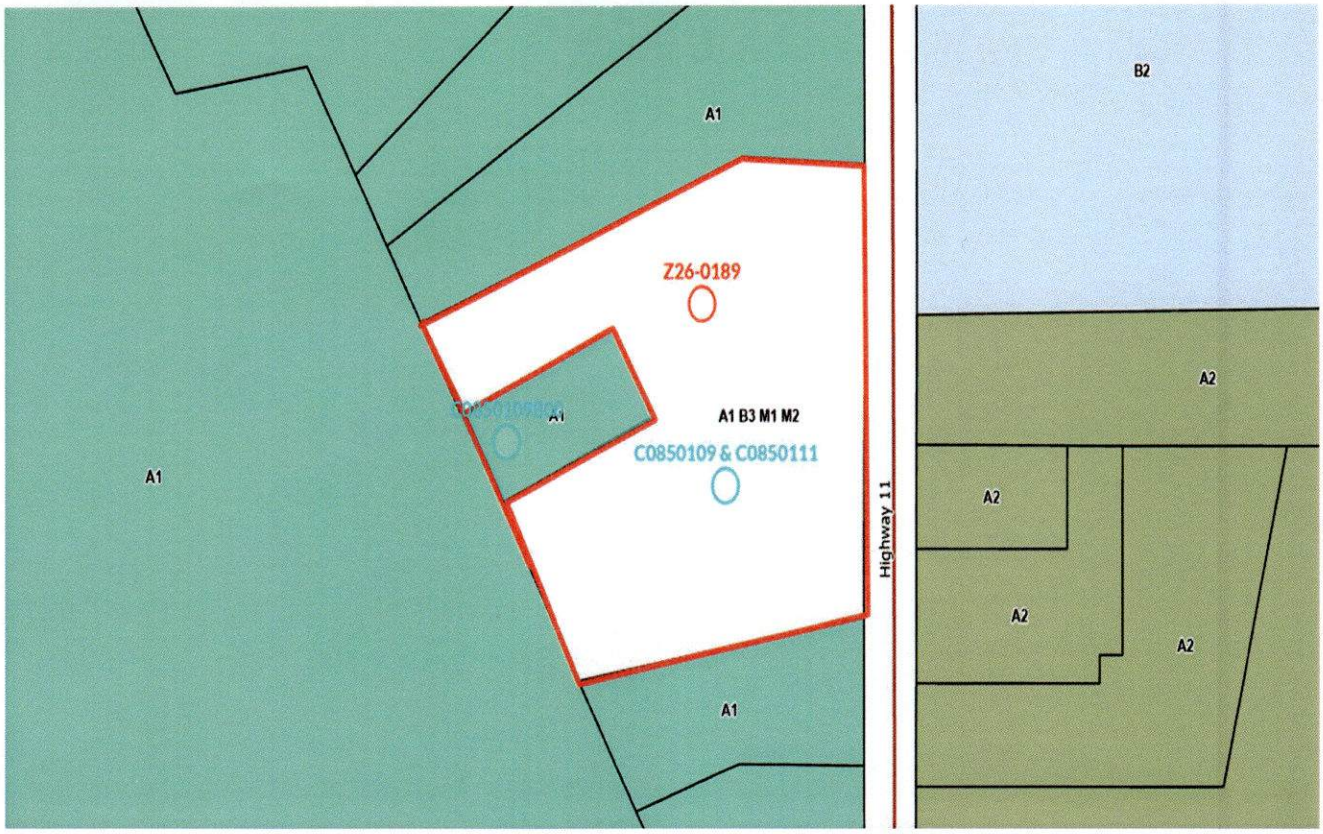
District 5 Commissioner- Jeremy Adams Planning Commission – Tim Hinton

Existing Site Conditions: The property has a house and multiple buildings (some are either going to be eliminated or renovated).

Highway 11
C08501109800
226-0189

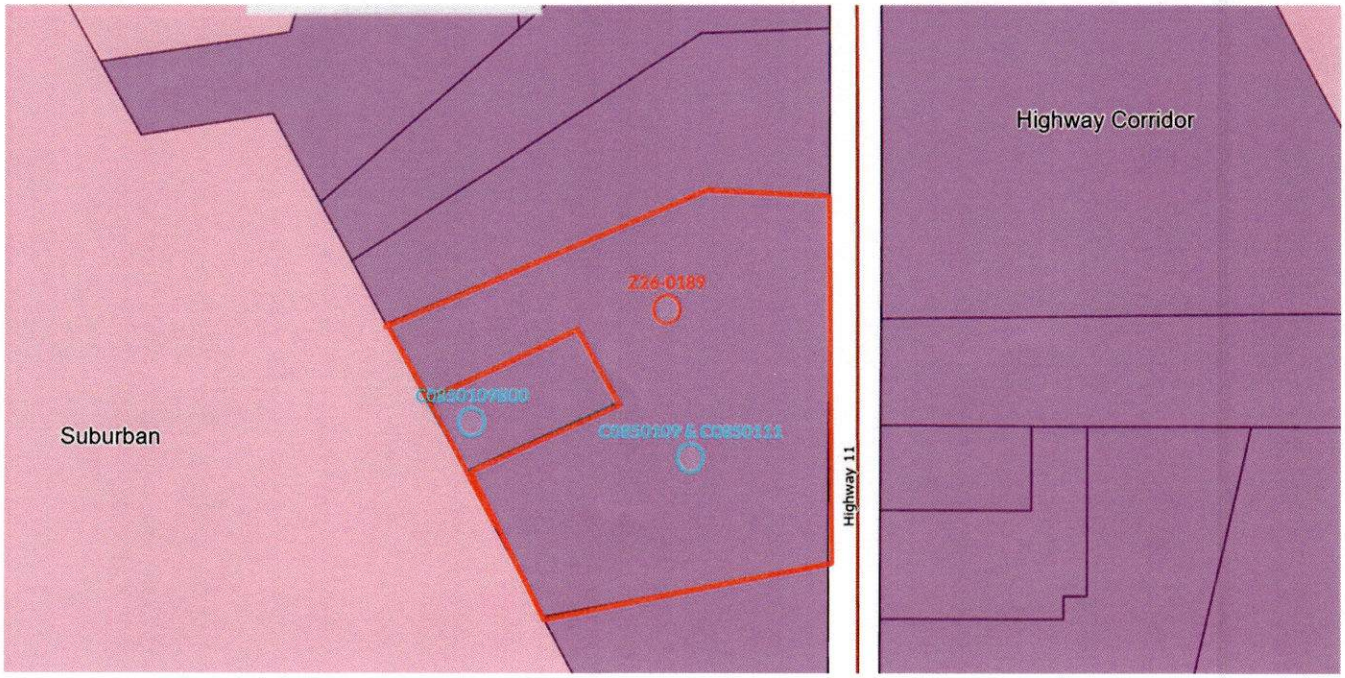
Spring Hill Church Road
Nictaux West Road
Highway 11

The surrounding properties are zoned A1 and B2.



The property is not in a Watershed Protection Area.

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



History:

BZ93177	Harwell Used Cars	A-2 to B-2 Bus. 2.5	C085-100 2412 Ga Hwy 11 N	Approved
Z12010001	Eugene Lamar Harwell	B-2/A-2 to B-3/M-2 Wrecker Service/Salvage 1.10 B-3 4.97 M-2	C085-109, 109C 2412 Highway 11	Approved

Staff Comments/Concerns:

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

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Highway 11 (static pressure: 105 psi, Estimated fire flow: 835 gpm @ 20 psi). Available fire flow below 1,000 GPM. Commercial uses may require the owner to install a private booster pump for fire suppression systems, if required by code.

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased response for Haz-mat, Fire and EMS demand.

Board of Education: Will have no affect on the school system.

GDOT: Will need to permit with our office. We're not sure that many access points will be necessary.

will be necessary.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

Z26-0189 – Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and outdoor storage and Variances on setbacks, buffers and eliminate the 10 ft landscape strip along Highway 11 – Applicant/Owner: Reyes Autos & Trucks, LLC – property located at 2412 Highway 11 – Map/Parcels C0850109, C0850109B00 & C0850111 - District 5

Presentation: Mr. Kahn represented the case on behalf of Reyes Autos & Trucks, LLC. There are 10.4 acres, but they would like to only rezone for a salvage yard and vehicle storage. They are planning on doing motor vehicles sales, minor and major maintenance on cars on the property that is to be rezoned to B3 and the M2 will be for the salvage yard and a warehouse. The surrounding properties are zoned A1 and there is commercial B2 across the street. The property is in the Highway Corridor, and it is consistent with the Future Land Use Map. The current zonings are A1, B3, M1 and M2 and they are going to B3. Proposed zoning for motor vehicles sales and minor and major automobile repair. The remaining property will be zoned M2 for warehouse and salvage yard. The property in the front is proposed for a building and parking. The driveway will be removed, and a driveway will be modified subject to GDOT approval. They will need a buffer reduction where it is B3 on the north side and south side. The buffer was an easement before. They are making improvements to the south B3 zoning buffer on the existing barn. Those that are requesting not to have the buffers will put up a fence. 50 ft from the property line there are 2 existing properties.

They are also requesting to do away with the 10 ft landscape strip on Highway 11. They also have an existing detention pond.

Existing zoning conditions are consistent with the Walton County Land Use Map.

They are requesting the Board approve the zoning.

Tim Hinton asked in the back if it is M2 what is the proposed use and Mr. Kahn stated it will be screened storage area for salvage vehicles. Mr. Kahn was asked if they would be inoperable vehicles and the reply was yes.

Mr. Hinton asked if he sought GDOT approval and if they had given him the 2 entrances.

The entrance they talked to GDOT is the 2 entry points and Mr. Kahn stated GDOT has not given them approval. The existing building will be for tire repair, car dealership and auto repair.

Tim Hinton asked if they were asking for major and minor auto repair and what type of vehicles they repair and they answered regular vehicles and salvage vehicles.

Mark Banks asked if they were doing a wrecker service and they stated yes. Mr. Banks asked if it was going to be 24-hour call and they stated that it would just be during working hours.

Robert Post asked if the A1 in the back is now M2. Salvage vehicles are already on this property.

Tim Hinton asked if this was a code enforcement case. Kristi Parr stated that it is a result of code enforcement to get the property in compliance. In A1 they have acquired how to bring the property up to code.

The warehouse office is in the existing building with office space and a salvage portion.

Josh Ferguson asked if the M1 was the salvage yard and Kristi Parr stated that its pre-dates the ordinance and when Mr. Harwell came in earlier about the property, he was advised that if he intended to use the property then he needed to bring it into compliance and the salvage yard had previously been approved.

Tim Hinton stated that he understands that they are requesting that the landscape strip be removed but Mr. Hinton stated that there is a purpose for a landscape strip. Southside of the property is the existing detention pond. Site plan or detention pond may not be good for the future, and the owner will need to prove that. Where the tire repair is going is what the zoning of the adjacent property to the north is. A1 is the piece of property last building existing tire asking for a zero buffer.

Speaking: No one

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: On the southside of the property where the current retention is, any area being shown that is in the color brown on the site plan because the back portion says screened salvage so therefore there is a line that circles around the warehouses and office area that is not within the portion that would be deemed as screened salvage so anything from where the retention pond does not intersect the adjoining property anything from that point all the way back past the warehouses will be screened in the same manner as the salvage storage in the rear that would be at a minimum of a 6 ft opaque fence along the whole south boundary back to what they have already indicated as screened storage will also need to be screened with a 6ft opaque fence. The portion on the north end where that is indicated as a tire repair there would be a 6 ft opaque fence to go from the section showing as salvage storage screening all the way to that abutment up at Highway 11 and all behind that building. On the front of the property a portion being used and identified as a car dealership showing parking spaces out near the street that section and that section alone, I am recommending that the landscape strip requirement be removed for the part

there where the car dealership is identified and only that portion. Any other portion fronting Highway 11 for auto repair, tire repair, the required landscape strip would have to be maintained as the code has identified with a second by Michelle Trammel. The motion passed unanimously.

Rezone Application # Z26-0189

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

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850109, C0850109B00, C0850111

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
EK Engineering Consultants, LLC	Reyes Autos & Trucks, LLC
555 North Point Center East	157 Scenic Hwy
4th Floor, Alpharetta, GA 30022	Lawrenceville, GA 30046
E-mail address	(If more than one owner, attach Exhibit "A")
Phone # (574) 307-3116	Phone # (770) 713-2207

Location: 2412 Highway 11 Requested Zoning M2, B3 Acreage +/- 5.7

Existing Use of Property: Residential, Salvage Operation, and Junk Yard

Existing Structures: Residential, Commercial, and Accessory use (Proposed to be renovated or demolished)

The purpose of this rezone is to extend the existing commercial and industrial zoning to the remaining A1-zoned portions of the subject properties, creating a unified zoning pattern that will allow for the coordinated development and operation of the overall site. In conjunction with the rezoning request, the Applicant also requests transitional buffer variances, as well as a front setback variance for the two existing buildings proposed to remain. The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

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 Esha Khan Date 7/6/2026 $1,400.00 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 B3, M1 JM2 Surrounding Zoning: North A1 South A1 East A2 JB2 West A1

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

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ___X___ no

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

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

This disclosure must be filed when the application is submitted.

Tasa Khan 7/11/2026

Signature of Applicant/Date

Check one: Owner_____ Agent___X___

Disclosure of Campaign Contributions

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

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

_____yes ___X___ no

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

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

This disclosure must be filed when the application is submitted.

Francisco Lopez 06/30/2026

Signature of Applicant/Date

Check one: Owner___X___ Agent_____

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: EK Engineering Consultants, LLC

Address: 555 North Point Center East, 4th Floor, Alpharetta, GA 30022

Telephone: (574) 307-3116

Location of Property: 2412 Highway 11, Monroe, GA 30656

Map/Parcel Number: C0850109, C0850109B00, C0850111

Current Zoning: A1, M2, B3 Requested Zoning: M2, B3

Francisco Reyes
Property Owner Signature

Property Owner Signature

Print Name: Francisco Reyes

Print Name:

Address: 281 Maravelle Trail Lawrenceville GA

Address:

Phone #: 770-713-2207

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.

Notary Public

June 30 2026
Date

Ingrid Alvarado
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/13/2026

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;
The Subject Properties consist of Parcels C0850109, C0850109B00, and C0850111 located along Highway 11 in Walton County, Georgia. The properties currently contain a combination of A1, B3, and M2 zoning classifications. Portions of the properties have historically been utilized for residential use, vehicle storage, and salvage-related activities with limited internal access and circulation.
The surrounding area is characterized by a mixture of residential and commercial land uses. Properties immediately north, south, and west of the Subject Properties are primarily zoned A1 Rural Estate and are currently developed with single-family residences on large-acreage lots. Across Highway 11 to the east is a B2 Commercial property occupied by Pike Corporation, together with nearby A2 Rural Estate properties that are also developed with single-family residences.

2. The extent to which property values are diminished by the particular zoning restrictions;
The existing split-zoning configuration restricts the coordinated development and use of the subject properties by limiting efficient site planning, internal circulation, access management, and the ability to develop the property as a unified project. Rezoning the remaining A1-zoned portions will eliminate these constraints and allow the property to function as a unified 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;
Maintaining the isolated A1-zoned portions of the Subject Properties does not provide an additional benefit to the public health, safety, or general welfare beyond that already achieved by the existing B3 and M2 zoning established on the remainder of the site.
The proposed rezoning will facilitate coordinated redevelopment of the Subject Properties through improved site planning and circulation. Existing structures will be renovated for continued use or removed, as necessary, to accommodate the proposed development. Site access will be consolidated by removing the existing residential driveway and reducing the number of driveway connections along Highway 11, thereby improving traffic operations, site circulation, and overall site safety. The proposed development will also incorporate improved internal circulation, stormwater management, opaque fencing, landscape buffers, and screening of operational areas from public view.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
The proposed rezoning provides a greater overall benefit to the public than the hardship imposed on the Property Owner under the existing split-zoning configuration. The proposed redevelopment will improve the overall appearance and functionality of the site through coordinated site planning, renovation or replacement of existing structures, improved internal circulation, enhanced access management, landscape buffers, screening of operational areas, and stormwater management. The project will also reduce the number of driveway connections along Highway 11, improve traffic operations and site safety, enhance the visual appearance of

the property along Highway 11, generate additional tax revenue for Walton County, and provide automobile sales, tire, and vehicle repair services to the surrounding community.

5. The suitability of the subject property for the zoned purposes; and
The Subject Properties are well suited for the requested zoning due to their location along Highway 11, the existing combination of B3 and M2 zoning on the site, and direct access to a principal transportation corridor. The proposed B3 and M2 zoning is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed rezoning will unify the remaining A1-zoned portions with the existing B3 and M2 zoning already established on the site, allowing the property to function as a single, integrated development. Existing structures will be renovated or removed, as appropriate, and new buildings are proposed to support the planned redevelopment in accordance with the proposed site plan.

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 Subject Properties contain existing structures but also include vacant areas within the existing A1-zoned portions that have remained underutilized under the current split-zoning configuration. Existing structures on the site were originally constructed in the 1970s and earlier and have undergone only minor renovations through the 2000s. The surrounding area is characterized by established residential and commercial development, with most surrounding residences constructed between the 1940s and 1990s and the commercial property across Highway 11 developed in the 1980s.

Requested Variances and Modifications
As part of this application, the Applicant requests approval of the following:

- **Front Setback Variance** – A front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. This variance applies only to the existing buildings proposed to remain. All proposed new buildings will comply with the applicable front setback requirements.

- **M2 Transitional Buffer Modification** – A proposed 25-foot transitional buffer adjacent to the proposed M2 zoning areas with the required opaque screening, where permitted by the Walton County Land Development Ordinance.

- **B3 Transitional Buffer Variance** – A 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. Along the north side, the existing 40-foot access easement was originally established to provide access to the rear parcels. Upon approval of the proposed rezoning, the rear parcels will be incorporated into a single coordinated development, eliminating the need for the existing access easement and allowing the area to accommodate the proposed septic system, ADA parking, and ADA-compliant pedestrian access to Existing Building #1. Along the south side, the existing pond occupies a substantial portion of the required buffer area and is proposed to remain and be expanded, as necessary, for stormwater management.

- **Front Landscape Strip Variance** – A variance to eliminate the required 10-foot landscape strip along the Highway 11 frontage to accommodate the proposed site layout, including the parking layout, the existing pond, and other associated site improvements, as shown on the proposed concept plan.

EK Engineering Consultants, LLC

July 6, 2026

Walton County
Planning & Development
126 Court Street
Monroe, GA 30655

RE: Rezoning Request
Parcels C0850109, C0850109B00, and C0850111
2412 Highway 11, Monroe, GA

To Whom It May Concern:

On behalf of the Property Owner, EK Engineering Consultants respectfully submits this Letter of Intent in support of the proposed rezoning of Parcels C0850109, C0850109B00, and C0850111. The Subject Properties currently consist of a combination of A1, B3, and M2 zoning classifications. The proposed rezoning will replace the remaining A1-zoned portions with B3 and M2 zoning, expand the B3 frontage along Highway 11 from approximately 100 feet to 200 feet on Parcel C0850109, and establish a 200-foot-wide B3 frontage on Parcel C0850111, with the remaining area proposed as M2. These changes will create a unified zoning pattern that is consistent with the Walton County 2022 Future Land Use Map, which designates the Subject Properties within the Highway Corridor character area.

The proposed redevelopment includes renovation of selected existing buildings, removal of obsolete structures, addition of new buildings, and associated site improvements, as shown on the proposed concept plan.

As part of this application, the Applicant requests a front setback variance for the existing buildings proposed to remain, allowing the existing front setback in lieu of the required 60-foot front setback, as shown on the proposed concept plan. The Applicant also proposes a 25-foot transitional buffer adjacent to the proposed M2 zoning areas, where permitted by the Walton County Land Development Ordinance, and requests a 0-foot transitional buffer variance along the north and south sides of the proposed 200-foot-wide B3 zoning area, in lieu of the required transitional buffer, with the required opaque screening. The Applicant further requests a variance to eliminate the required 10-foot landscape strip along Highway 11.

Thank you for your consideration of this request.

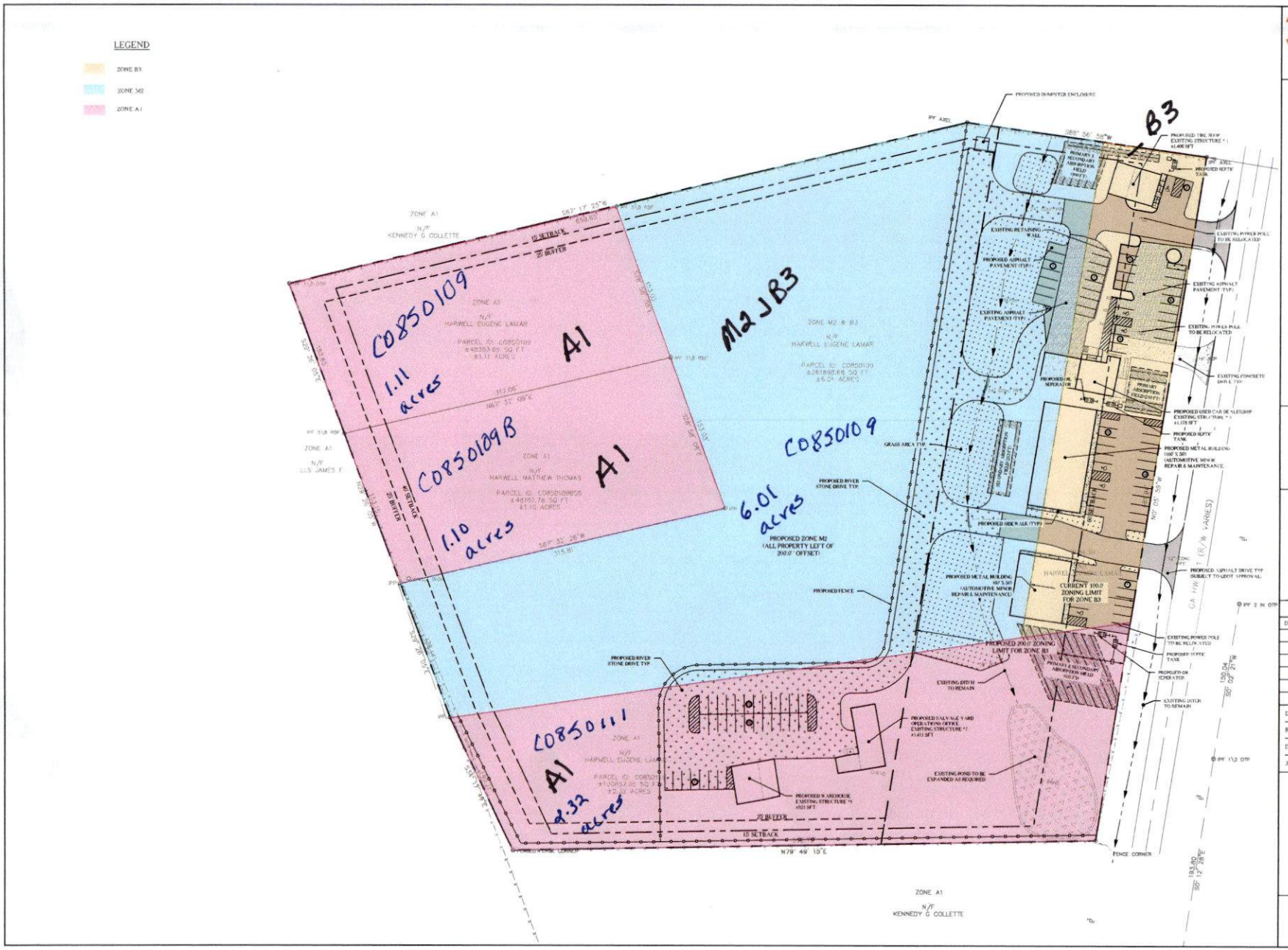
Respectfully submitted,

EK ENGINEERING CONSULTANTS, LLC

Easa Khan

Easa Khan, PhD, PE, PTOE, PMP, GSWCC Level II
Founder and CEO

Current Zoning



EK ENGINEERING CONSULTANTS, LLC
515 NORTH POINT CENTER EAST, 4TH FLOOR
ALPHARETTA, GEORGIA 30022
(678) 707-3116

CONCEPT PLAN
PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
2412 GEORGIA HIGHWAY 11
MONROE, GEORGIA 30656
WALTON COUNTY
LAND LOT 115, DISTRICT 3

811
Know what's below
Call before you dig

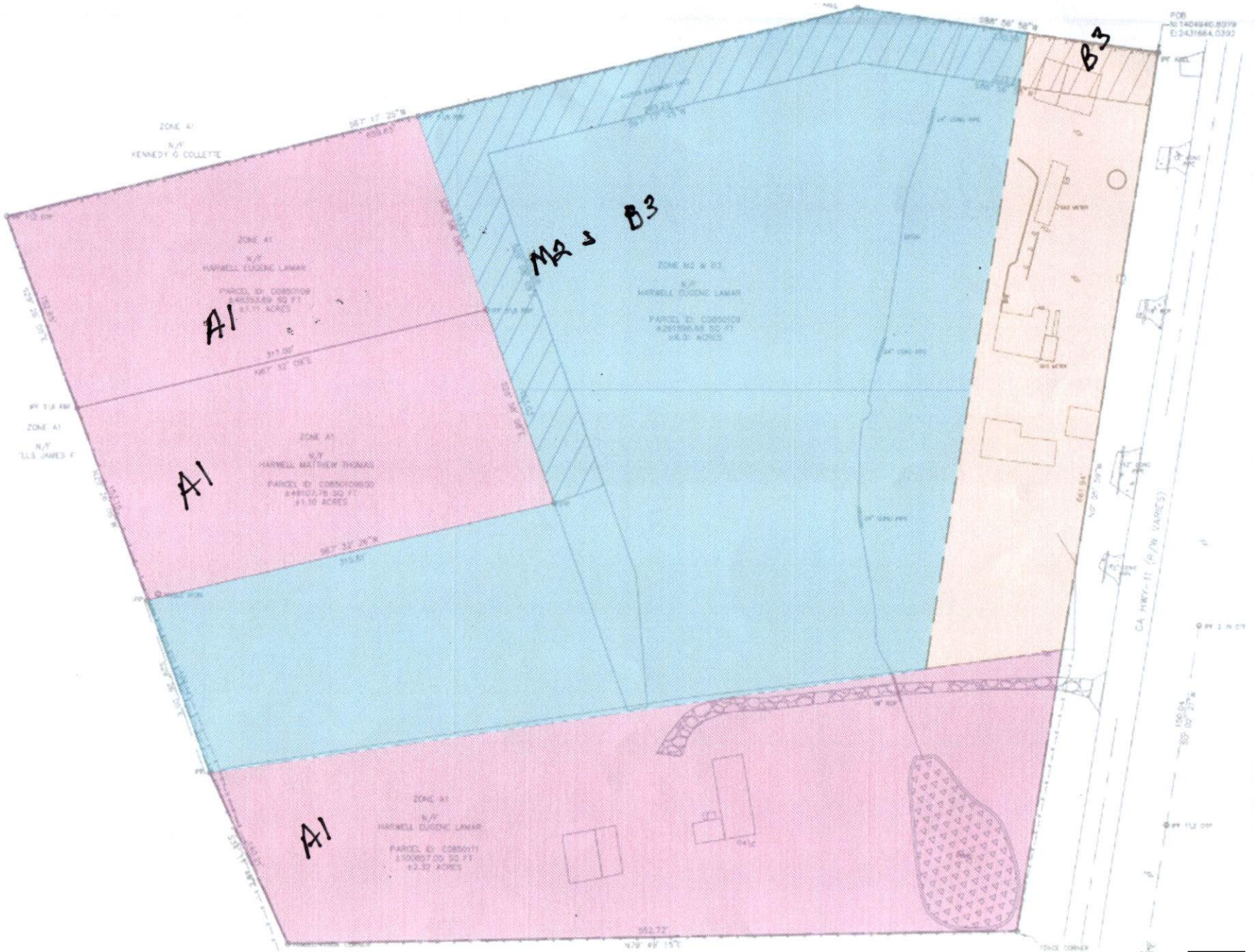
PROJECT REVISIONS

DATE	BY	REVISION DESCRIPTION

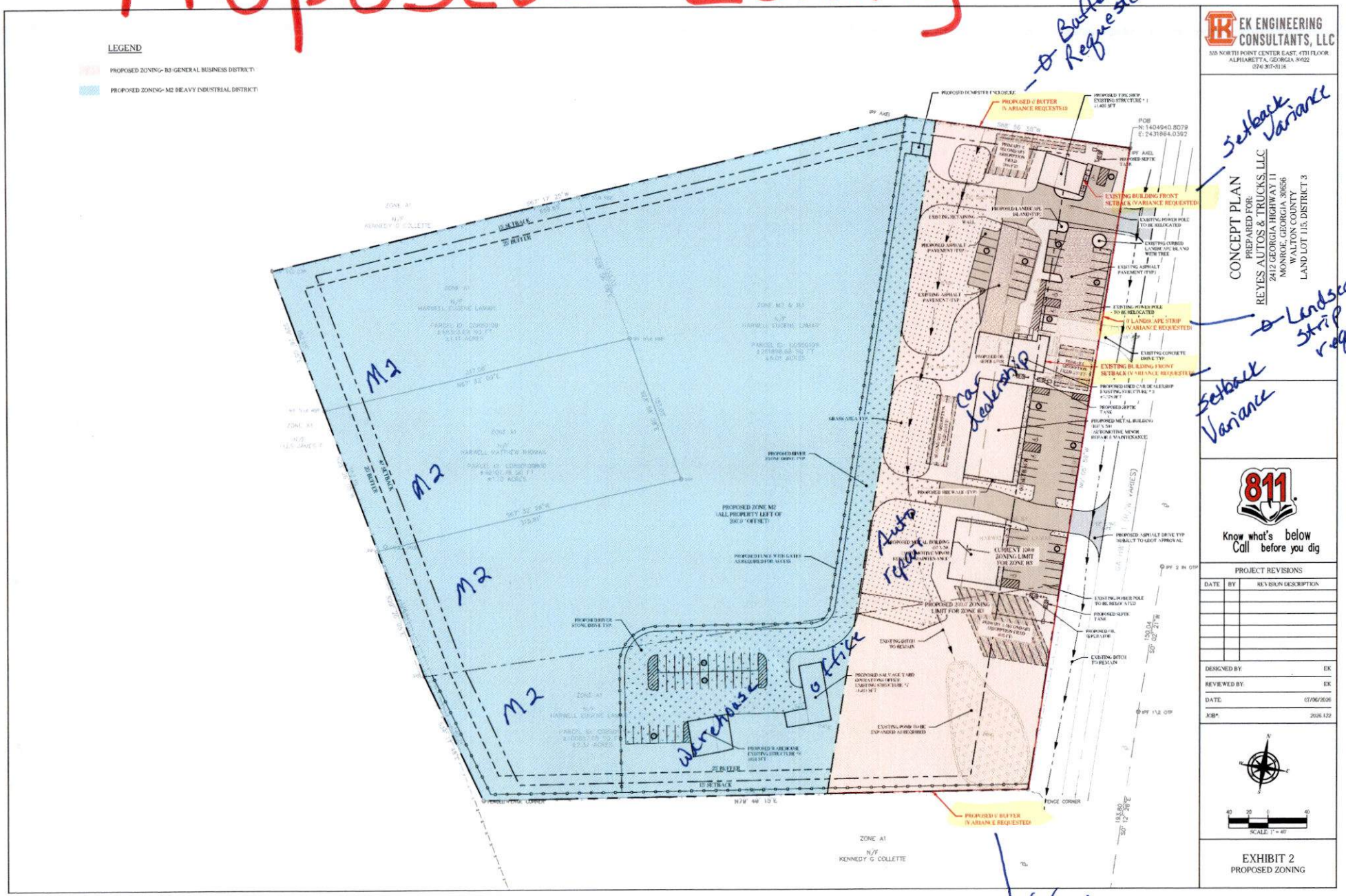
DESIGNED BY:	EK
REVIEWED BY:	EK
DATE	05/30/2025
JOB#	2025.132

EXHIBIT A
EXISTING ZONING

Current Zoning



Proposed Zoning



NOT FOR RECORDING

SITE DATA:

1. PARCEL IDENTIFICATION NUMBER: C0850108, C0850109B00 & C0850111
2. TOTAL SITE AREA: ±10.54 ACRES
3. EXISTING LAND USE: RESIDENTIAL, VEHICLE STORAGE, AND AUTOMOTIVE SALVAGE-RELATED ACTIVITIES.
4. PROPOSED LAND USE: USED CAR DEALERSHIP, AUTOMOTIVE MINOR REPAIR AND MAINTENANCE, SALVAGE YARD OPERATIONS OFFICE, WAREHOUSE, AND SCREENED OUTDOOR SALVAGE STORAGE
5. CURRENT ZONING CLASSIFICATION:
   A1 - RURAL ESTATE DISTRICT
   B3 - GENERAL BUSINESS DISTRICT
   M2 - HEAVY INDUSTRIAL DISTRICT
6. PROPOSED ZONING CLASSIFICATION:
   B3 + GENERAL BUSINESS DISTRICT (REZONING FROM A1 - RURAL ESTATE DISTRICT & M2- HEAVY INDUSTRIAL DISTRICT)
   M2 + HEAVY INDUSTRIAL DISTRICT (REZONING FROM A1 - RURAL ESTATE DISTRICT)
7. OVERLAY DISTRICT: N/A
8. PROPERTY LOCAL JURISDICTION: WALTON COUNTY
9. FLOOD ZONE CLASSIFICATION: UNSHADED ZONE X PER FEMA MAP 13297C0130F 12/15/22 - PROPERTY IS NOT IN FLOOD ZONE.
10. BOUNDARY SURVEY PROVIDED BY: SAWHNEY & ASSOCIATES, 523 HASTINGS WAY, JONESBORO, GEORGIA 30238
11. SOILS INFORMATION: TO BE DETERMINED FOR USE IN SEPTIC SYSTEM DESIGN
12. SEWAGE DISPOSAL SERVED BY: PROPOSED SEPTIC

PROPERTY DEVELOPMENT STANDARDS (SECTION 4-1-210-GENERAL BUSINESS DISTRICT (B3) & SECTION 4-1-260-HEAVY INDUSTRIAL DISTRICT (M2):

1. MINIMUM LOT FRONTAGE: 100 FT
2. REQUIRED MIN. SETBACKS:
   FRONT: 60 FT ALONG ARTERIAL/COLLECTOR STREETS; 50 FT OTHERWISE
   SIDE: 15 FT
   REAR: 40 FT
   PROPOSED MINIMUM SETBACKS ARE DEPICTED ON PLAN VIEW, THIS SHEET.
3. MINIMUM LOT FRONTAGE: 15,000 SF WITH PUBLIC WATER & SEWER; 25,000 SF OTHERWISE
4. MINIMUM FLOOR AREA: 400 SF
5. MAXIMUM IMPERVIOUS SURFACE: 75%
6. MAXIMUM BUILDING HEIGHT: 3 STORIES (B3); 72 FT (M2)

BUILDING DATA:

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE/ TIRE SHOP AREA: ±1,406 SF
MOTOR VEHICLE SALES/ USED CAR DEALERSHIP AREA: ±1,178 SF
SALVAGE YARD OPERATIONS OFFICE AREA: ±1,411 SF
ACCESSORY STORAGE / WAREHOUSE AREA: ±921 SF
PROPOSED METAL BUILDING (AUTOMOTIVE REPAIR AND MAINTENANCE) AREA: 5,000 SF
PROPOSED METAL BUILDING (AUTOMOTIVE REPAIR AND MAINTENANCE) AREA: 3,000 SF

GROSS FLOOR AREA: ±12,516 SF
BUILDING COVERAGE: ±2%
MAXIMUM BUILDING HEIGHT: ±14 FT

PROPOSED PARKING DATA:

AUTOMOTIVE MINOR REPAIR AND MAINTENANCE
- RATIO: 3 SPACES / 1000 SF RETAIL + 3 SPACES / SERVICE BAY
- AREA: 8,406 SF TOTAL; ASSUME 25% RETAIL (2102 SF) + 12 SERVICE BAYS
- REQUIRED PARKING: 48 SPACES

MOTOR VEHICLE SALES/ USED CAR DEALERSHIP
- RATIO: 2 SPACES / 1000 SF INDOOR SALES
- AREA: 1,178 SF
- REQUIRED PARKING: 2 SPACES

SALVAGE YARD OPERATIONS OFFICE
- RATIO: 2.5 SPACES / 1000 SF
- AREA: 1,411 SF
- REQUIRED PARKING: 3 SPACES

ACCESSORY STORAGE / WAREHOUSE BUILDING
- RATIO: 1 SPACE / 600 SF
- AREA: 921 SF
- REQUIRED PARKING: 2 SPACES

TOTAL: 52 REQUIRED PARKING INCLUDING 3 ADA PARKING
PROVIDED: 71 PAVED PARKING SPACES INCLUDING 6 ADA PARKING

REQUIRED OFF-STREET PARKING CALCULATIONS ARE BASED ON WALTON COUNTY LAND DEVELOPMENT ORDINANCE SECTION 7-1-110. FOR CONCEPT PLAN PURPOSES, OFFICE/RETAIL AREA FOR AUTOMOTIVE REPAIR / TIRE SHOP USES IS ASSUMED TO BE 25% OF THE TOTAL AUTOMOTIVE REPAIR / TIRE SHOP BUILDING AREA. FINAL PARKING REQUIREMENTS SHALL BE VERIFIED BASED ON FINAL BUILDING LAYOUT AND NUMBER OF SERVICE BAYS. DISPLAY VEHICLE SPACES, STORAGE VEHICLE SPACES, AND SALVAGE VEHICLE STORAGE AREAS SHALL NOT COUNT TOWARD REQUIRED CUSTOMER AND EMPLOYEE PARKING.

BUFFER REQUIREMENTS:

1. REQUIRED 50 FT TRANSITIONAL BUFFER ADJACENT TO RESIDENTIAL OR AGRICULTURAL DISTRICTS PER ARTICLE 12. REQUIRED TRANSITIONAL BUFFERS MAY BE REDUCED TO TWENTY-FIVE (25) FEET BY THE ADDITION OF A SOLID, OPAQUE FENCE OR WALL, AT LEAST SIX (6) FEET IN HEIGHT.
2. PROPOSED TRANSITIONAL BUFFERS ARE SHOWN ON THIS SHEET. WHERE A 6-FOOT TRANSITIONAL BUFFER IS DEPICTED, A TRANSITIONAL BUFFER VARIANCE IS REQUESTED.
3. MINIMUM TREE DENSITY REQUIREMENTS:
   15 TDU PER ACRE
   10.54 ACRES (SITE AREA) X 15 TDU= 158.1 TDU REQUIRED

OWNER/DEVELOPER:

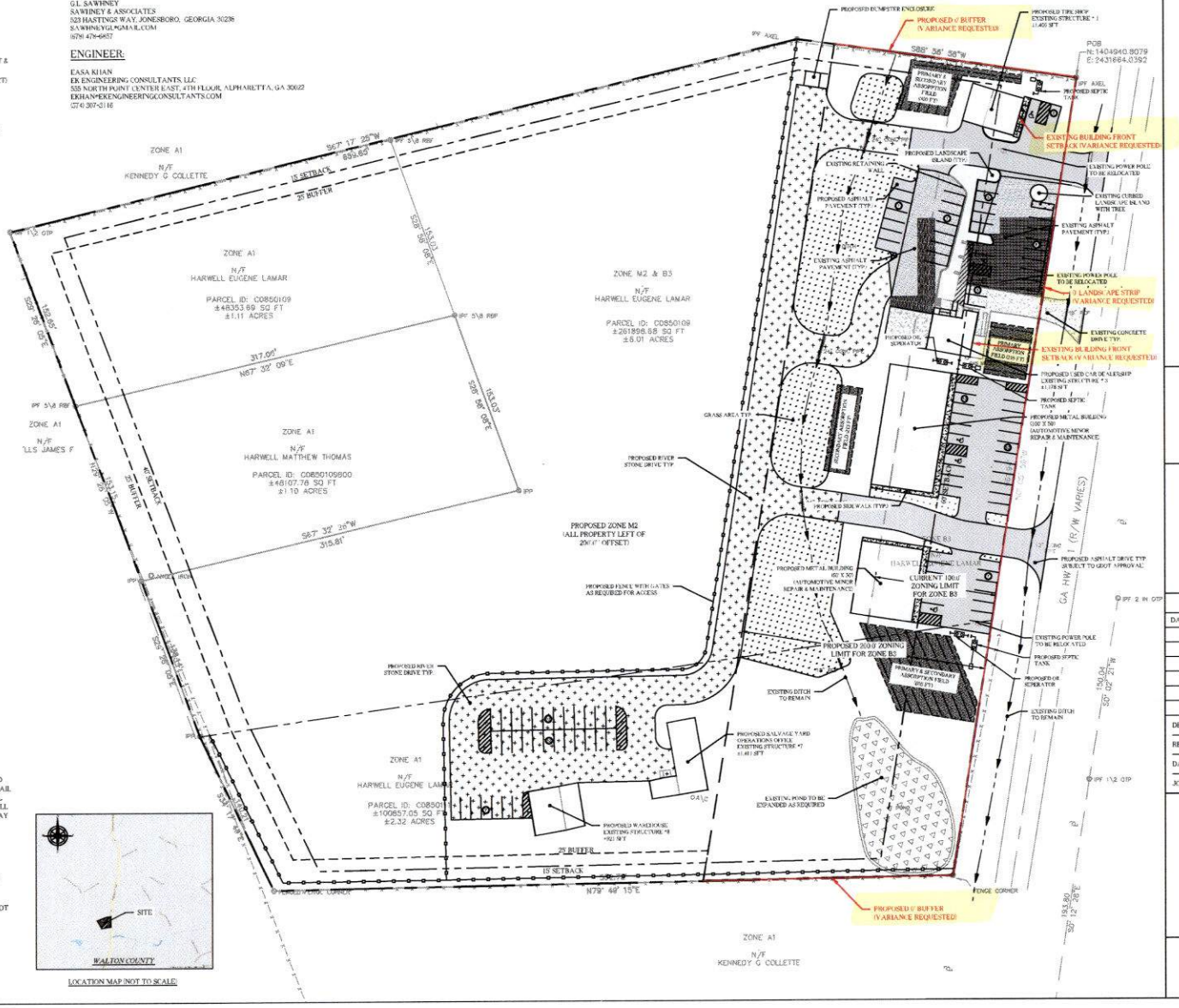
FRANCISCO REYES
REYES AUTOS & TRUCKS, LLC
137 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046
FRANKRYS06@GMAIL.COM
(770) 713-2297

SURVEYOR:

G.L. SAWHNEY
SAWHNEY & ASSOCIATES
523 HASTINGS WAY, JONESBORO, GEORGIA 30236
SAWHNEYGL@GMAIL.COM
(678) 479-6457

ENGINEER:

EASA KHAN
EK ENGINEERING CONSULTANTS, LLC
555 NORTH POINT CENTER EAST, 4TH FLOOR, ALPHARETTA, GA 30022
EKHAN@EKENGINEERINGCONSULTANTS.COM
(774) 307-3116



EK ENGINEERING CONSULTANTS, LLC
555 NORTH POINT CENTER EAST, 4TH FLOOR
ALPHARETTA, GEORGIA 30022
(774) 307-3116

CONCEPT PLAN

PREPARED FOR:
REYES AUTOS & TRUCKS, LLC
2412 GEORGIA HIGHWAY 11
MONROE, GEORGIA 30656
WALTON COUNTY
LAND LOT 115, DISTRICT 3

811 Know what's below Call before you dig

PROJECT REVISIONS

DATE	BY	REVISION DESCRIPTION

DESIGNED BY:	EK
REVIEWED BY:	EK
DATE:	07/06/2026
JOB#:	2026.132

SCALE: 1" = 40'

REZONING PLAN
SHEET 1 OF 1

Planning and Development Department
Case Information

Case Number: Z26-0192

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:
Baldpates General Contracting, LLC
131 Main Street, Suite 2
Jersey, Georgia 30018

Owner:
Grady Thompson Enterprises, LLLP
2770 Highway 11
Monroe, Georgia 30656

Current Zoning: The current zoning is A2.

Request: Rezone a portion of C0850158 (103.56 acres) from A2 to R1OSC for a residential subdivision with 57 lots.

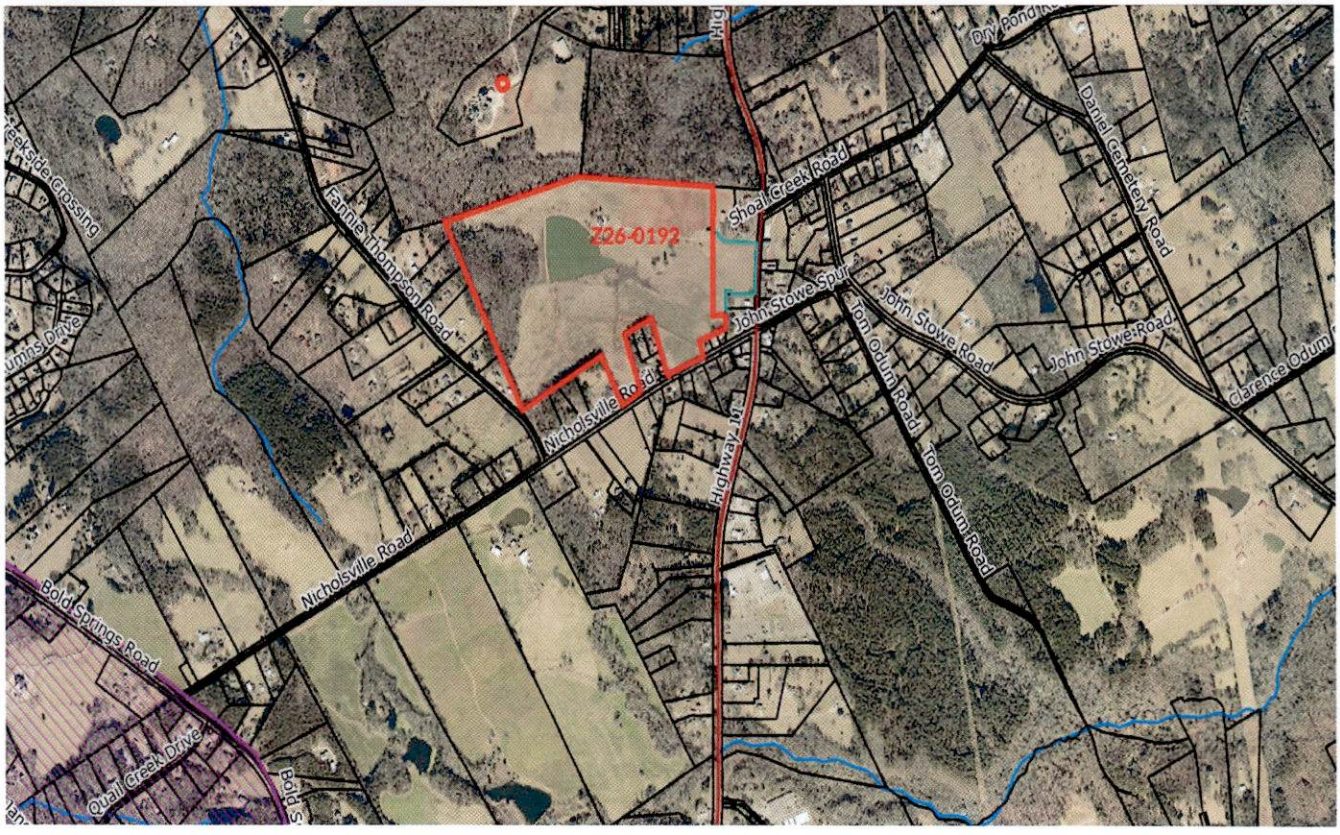
Address: Nicholsville Road, Monroe, Georgia 30656

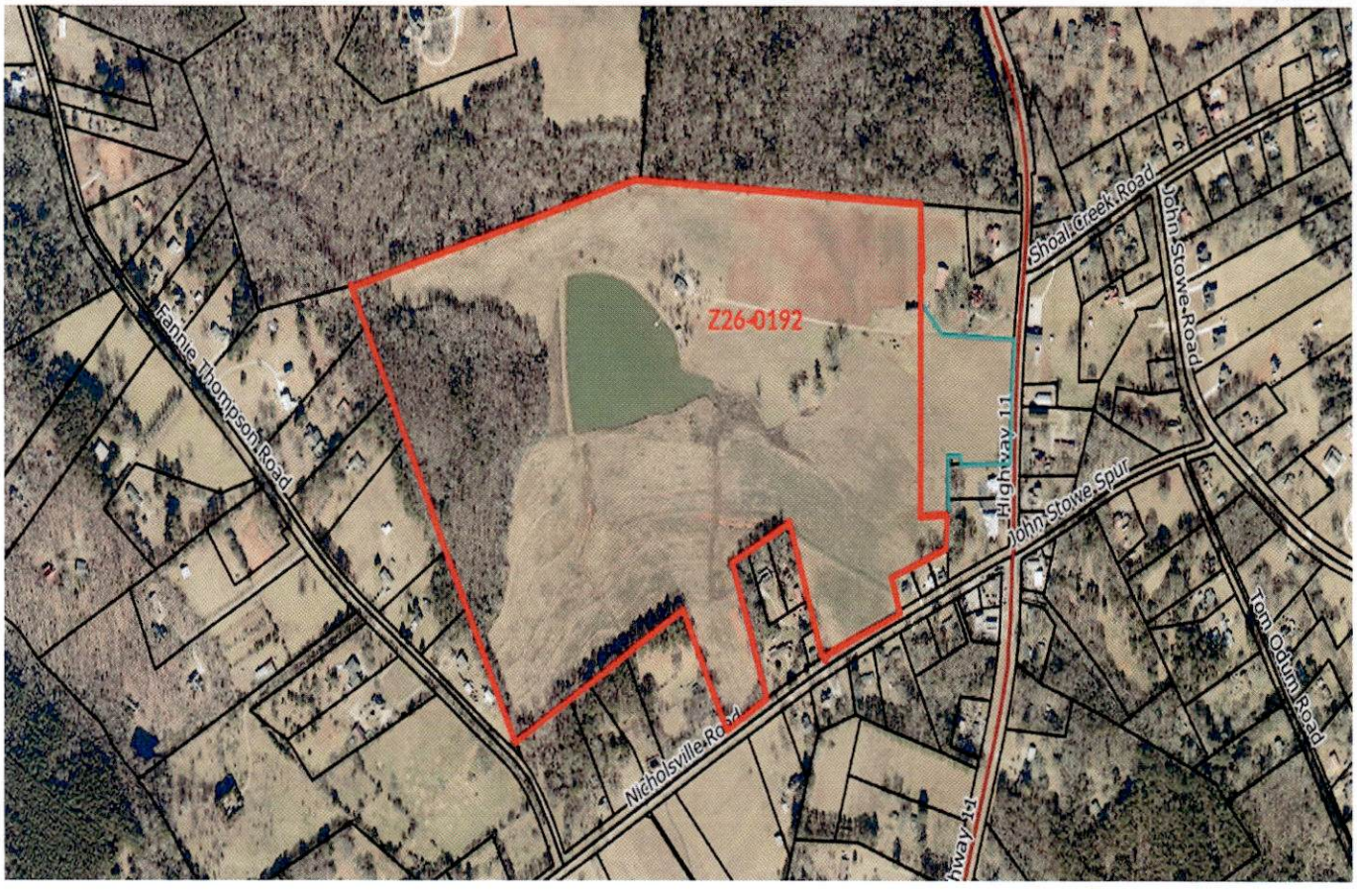
Map Number/Site Area: C0850158– 105.80 acres

Character Area: Neighborhood Residential

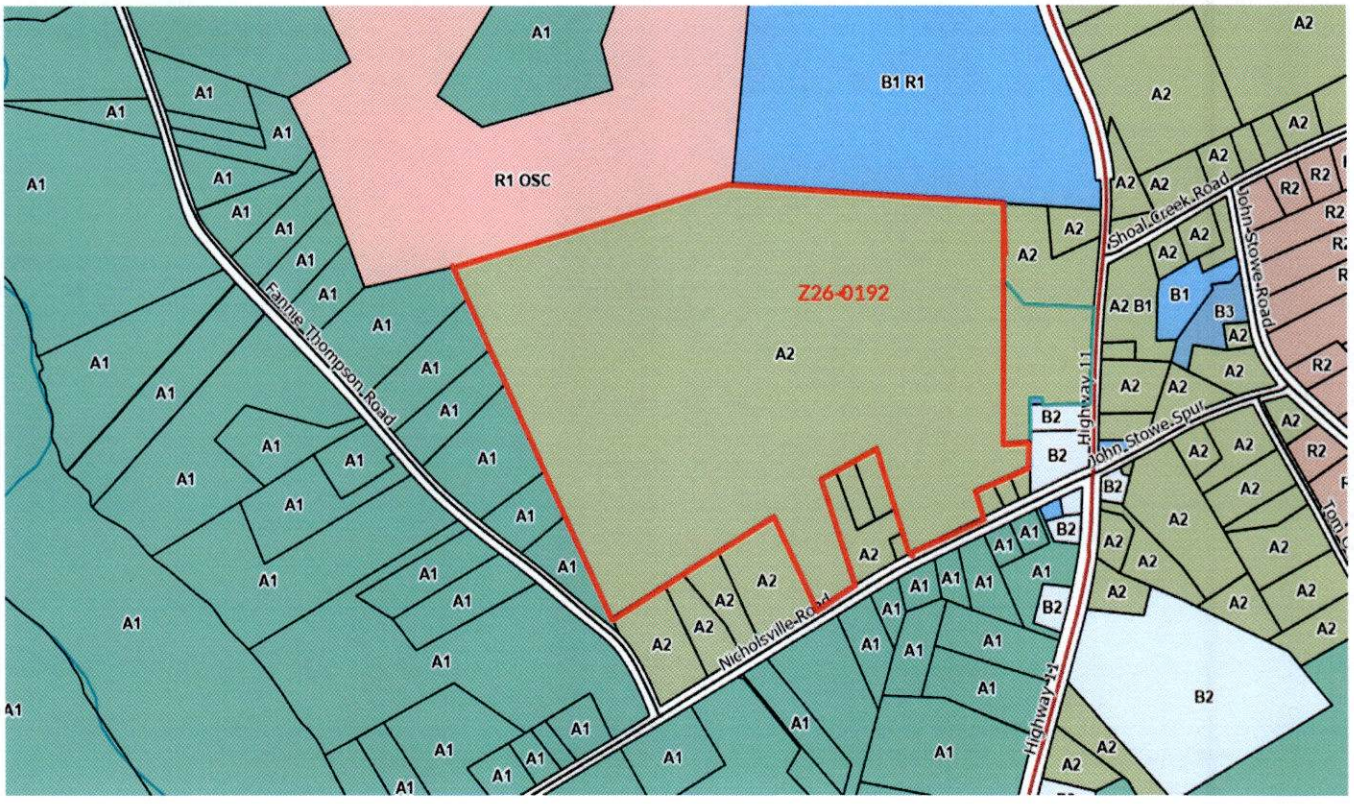
District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a residential dwelling on the property.


Z26-0192
Fannie Thompson Road
Shoal Creek Road
John Stowe Spur
John Stowe Road
Tom Odum Road
Nicholsville Road
Bold Springs Road
Quail Creek Drive
Daniel Cemetery Road
Clarence Odum

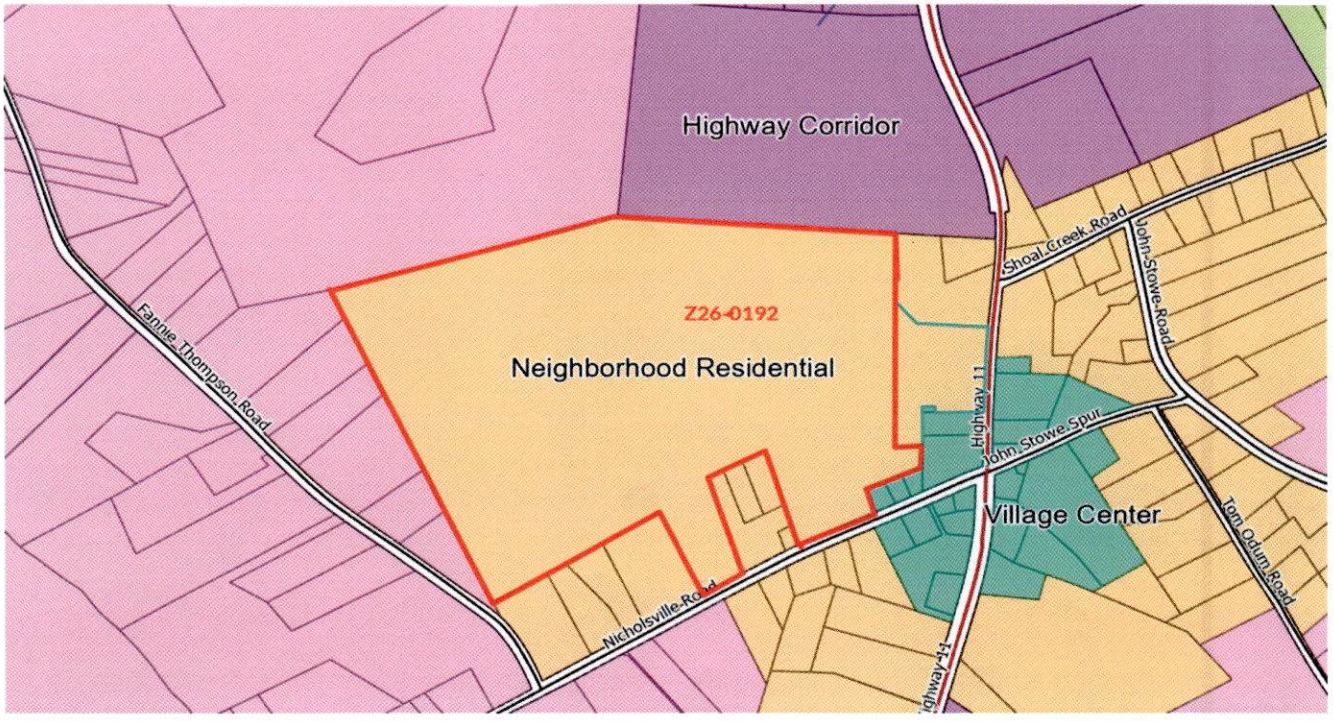

Z26-0192
Fannie Thompson Road
Shoal Creek Road
John Stowe Road
John Stowe Spur
Highway 11
Tom Odum Road
Nicholsville Road

The surrounding properties are zoned R1OSC, A1, A2, R1, B1 and B2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Neighborhood Residential.



History: No History

Staff Comments/Concerns:

Public Works: Public Works has no issue with approving this request based on the submitted documents.

Sheriff's Department: No comment received.

Water Authority: This area is served by an existing 12" diameter water main along Nicholsville Road (static pressure: 75 psi, Estimated fire flow: 1,450 gpm @ 20 psi). A new water main will be required to extend and distribute water within the development. Please coordinate with WCWD. Note this zoning to be associated with previous Case LU25-0310 & Z25-0309, therefore an additional water allocation will be required to be submitted.

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased Fire and EMS demand.

Board of Education: Will have no affect on the school system.

****(There will be more students for the schools and buses and may need to hire more teachers.)**

GDOT: Will need to provide GDOT with a Traffic Impact Study to SR11 to determine if any upgrades need to be made to the intersection. We have had some crash issues at this location. There will also need to be some kind of joint-use agreement for those out-parcels along the State Route. We will not want all of them coming to us for an access point.

City of Loganville: No comment received.

City of Social Circle: No comment received.

City of Monroe: No comment received.

PC ACTION 8/6/2026:

Z26-0192 – Rezone 103.56 acres from A2 to R1OSC to create a 57-lot residential subdivision – Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP – property located on Nicholsville Road – Map/Parcel C0850158 – District 5

Presentation: Andrea Gray from 300 East Church Street represented the case on behalf of Baldpates General Contracting, LLC. Her client would like to rezone 103.56 acres from A2 to R1OSC for a 57-lot subdivision with 49.32 acres of open space. There will be 49.2 acres of open space. They would like to rezone a portion of Parcel C0850158 from A1 to R1OSC. They would like to expand this development with the Bison Landing Subdivision that was approved last year. This will create a cohesive, conservation-focused residential neighborhood which will be a total of 221.75 acres with 149 homes and a total of 82 acres of open space. On the site plan the dark green space shows the open space. There will be an amenity lake, pavilion and a walking path. There will be landscape strips and 50 ft buffers between the houses on Nicholsville Road. Trails and the property on Nicholsville Road will have a 50 ft. transitional buffer. This will be a combination development with the one on George Williams Road which the property is in Neighborhood Residential which is consistent with the area. Adjoining properties are primarily single-family residential and the proposed lots will continue the quality of approved Bison Landing. This is a strategic location which is approximately equal distance from Monroe and Bethlehem. It will be well-positioned for a conservation oriented residential community. The residential subdivision is going to have a broad residential appeal with lower-maintenance homes and yards support younger households with demanding work and family schedules, as well as older residents seeking reduced maintenance time and cost. The signature amenities will be an amenity lake, community pavilion, walking trail, sidewalks and streetlights. Connecting neighborhood's will be cul-de-sac street design with sidewalks on both sides and streetlights throughout the subdivision. There will be a homeowner's association which will maintain open space, landscaping and community amenity areas. The minimum house size will be 2,000 sq. ft., which is well above the ordinance minimum. The houses will be consistent in quality, lot size and home size with the previously approved Bison Landing Community. The exterior materials will be fiber cement siding and brick or stone accents. There will be sodded yards, sidewalks on both sides, and streetlights. This subdivision will be a high-quality continuation of Bison Landing designed to create an attractive, cohesive neighborhood with durable materials and a well-maintained public realm. The proposed pictures of housing were shown. There will be a 50 ft. transitional buffer surrounding the property perimeter and the existing homes around the development will be protected by buffers, wooded open space and landscaping. There will be significant wooded open space buffers residents along Fannie Thompson Road and landscape strips along all road frontages. The majority of the 50-ft. buffer in other areas is also wooded. There will be attractive

signage consistent with the application rendering. A traffic analysis was conducted by an engineer. There will be 2 access points, one on Nicholsville Road and the other on George Williams Road. Using GDOT thresholds, the estimated left-turn volumes do not require center turn lanes. They plan to construct right-turn deceleration lanes at entrance on Nicholsville Road and George Williams Road.

Speaking: Kelley Davis Connerly spoke and stated that she is speaking on behalf of her two Assisted Living Homes on Nicholsville Road. In 1985 she became a citizen at 1250 Nicholsville Road. She owns Doster and Miller Manor and wanted to share the love of the soil. She is not opposing the subdivision, but her concern is safety. The traffic backs all the way up to Junior & Cunoy Parker's house which is about a mile and a half long. For a total of 157 houses is a lot. She has called GDOT three times within the last 3 months and at first, they said that they would put a roundabout. She also said that there are gas pumps under the road that have been there since the 1960's and they have little frontage there. She also said that there is a 94-year-old man that comes to Miller/Manor and he drives there everyday to visit his wife. He wanted her there so he could travel to see her. She said George Williams at the curve is dangerous and Judge Sorrells who stayed at her home stated he was going to get a red light put there. She said she doesn't know how many people have gotten hit on Nicholsville and Highway 78 and how many times Campton Restaurant has been hit. She said between 4 and 6 o'clock the traffic is way backed up and you cannot get out onto the road. She also said that there is 1 entrance that already comes out on Nicholsville Road. She said that David Thompson's mother filed her first taxes. He said if Junior Parker was alive, he would come down here and say that there is not enough room for another subdivision. She also said that there is some property that James Sells is selling, and he was told the property will not perk. She said that the property is the Thompsons. David Thompson does not want to sell but David's brother and sister want their inheritance.

Tim Hinton says that he drives this road and he has been eating at Campton Restaurant for 30 years. He stated that he appreciates Kelley' concern. He stated that he was up at his dad's house and change is relevant and use is the other thing. He stated that he does not care who the landowner is and we have no right to tell one person yes and one person no. He stated that he has a hard time getting out of his driveway and onto Bold Springs Road. Mark Banks stated that GDOT might promise you a red light but if you talk to them doesn't mean that you will get it.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: For the disturbed entry and also that portion between single family homes and the commercial properties on the corner all of that would have to be inclusive of both the fencing, shrubs, and trees all included in entry as a buffer between Nicholsville Road to this development to grow up in the future and give a good screen to that neighborhood with a second by Josh Ferguson. Tim Hinton, Josh Ferguson, Mark Banks and Robert Post voted to approve, and Michelle Trammel voted to deny. The motion passed 4 to 1 to approve the rezone.

Rezone Application # Z26-0192

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

Planning Comm. Meeting Date 08-06-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-01-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0850158 (a portion of)

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Baldpates General Contracting, LLC **131 Main Street, Suite 2** **Jersey, GA 30018**	**Grady Thompson Enterprises, LLLP** **2770 Hwy 11** **Monroe, Georgia 30656** (If more than one owner, attach Exhibit "A")

Location: **Nicholsville Road, Monroe GA** Requested Zoning **R1-OSC** Acreage **103.56 acres**

Existing Use of Property: **Agriculture**

Existing Structures: **Single family home and manufactured home**

The purpose of this request is to rezone 103.56 acres on Nicholsville Rd from A2 to R1 OSC to allow for a conservation-designed residential development which will be combined with the adjoining R1 OSC property to form a cohesive development called Bison Landing.

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 | 6-26-26 Date | $1500.00 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 A2 Surrounding Zoning: North R1OSC, B1, R1 South A1 East A2, B2 West A1

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

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ____X____ no

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

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

This disclosure must be filed when the application is submitted.

_____

Signature of Applicant/Date

Check one: Owner_____ Agent__✓__

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

Check one of the following:

_____ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of $250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of $250.00 or more to a local government official of Walton County, Georgia as defined by 0.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

_____

_____

Describe in detail any gifts listed above (example: quantity and nature, etc.):

_____

_____

Baldpates General Contracting, LLC

_____

Sworn to and subscribed before me this 30 Day of April 20 26

_____
NOTARY PUBLIC

JESSICA PENNER
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
August 5, 2028

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS: A portion of Tax Parcel C0850158
Nicholsville Road
Monroe, Georgia 30656

PROPERTY OWNERS: Grady Thompson Enterprises, LLLP
2770 Georgia Hwy 11
Monroe, Georgia 30656

Check one of the following:

_____ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of $250.00 or more to any local government official of Walton County Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of $250.00 or more to a local government official of Walton County, Georgia as defined by 0.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

_____

_____

Describe in detail any gifts listed above (example: quantity and nature, etc.):

_____

_____

Grady Thompson Enterprises, LLLP

Sworn to and subscribed before me this 30th Day of April 2026

NOTARY PUBLIC

ANDREA P GRAY
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
July 25, 2028

AGENT AUTHORIZATION

Date: 4/30/26 Tax Map and Parcel Number(s): a portion of C0850158

PROPERTY ADDRESS:	A portion of Tax Parcel C0850158 Nicholsville Road Monroe, Georgia 30656
PROPERTY OWNERS:	Grady Thompson Enterprises, LLLP 2770 Georgia Hwy 11 Monroe, Georgia 30656
APPLICANT:	Baldpates General Contracting, LLC 137 Main Street Jersey, Georgia 30018
ATTORNEY/AGENT:	Andrea P. Gray, LLC 300 E Church Street Monroe, GA 30655 (678) 364-2384
ACTION:	Rezone 103.56 acres from A2 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

BY: Andrea P. Gray

Sworn to and subscribed before me this 30 Day of April 2026

NOTARY PUBLIC

JESSICA PENNER
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
August 5, 2028

{signatures continue on following page}

APPLICANT: Baldpates General Contracting, LLC

BY: _____

Sworn to and subscribed before me this 30 Day of April 2026

_____
NOTARY PUBLIC

JESSICA PENNER
MY COMMISSION EXPIRES
August 5, 2028
WALTON COUNTY, GEORGIA
NOTARY PUBLIC

OWNER: Grady Thompson Enterprises, LLLP

_____

Sworn to and subscribed before me this 30th Day of April 2026

_____
NOTARY PUBLIC

ANDREA P GRAY
MY COMMISSION EXPIRES
July 25, 2028
WALTON COUNTY, GEORGIA
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: Baldpates General Contracting, LLC

Address: 131 Main Street, Jersey, GA 30018

Location of Property: Nicholsville Road

Monroe, GA 30656

Map/Parcel Number: a portion of C0850158

Current Zoning: A2 Requested Zoning: R1 OSC

Property Owner Signature

Print Name: Mike Thompson

Address: 2770 Hwy 11 N.W
Monroe GA. 30656

Property Owner Signature

Print Name: _____

Address: _____

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

Notary Public

4/30/25
Date

ANDREA P GRAY
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
July 25, 2028

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 a portion of tax parcel C0850158 located on Nicholsville Road and totals 103.56 acres. Baldpates General Contracting, LLC (the "Applicant") proposes to develop the property as a conservation-focused subdivision in combination with the previously rezoned adjoining property to form a cohesive development called Bison Landing. The property is currently used for farming and includes one home and several outbuildings in addition to a beautiful lake. The property is bordered by the original Bison Landing which is zoned R1-OSC and other properties which are zoned A1 and A2 apart from two B2 properties fronting on Hwy 11 and the adjoining B1/R1 also fronting on Hwy 11. The property is designated in the Future Land Use Plan as Neighborhood Residential. The property is nearly equal distance between Monroe (six miles from the historic courthouse) and Bethlehem (five miles from Hwy 11/Hwy 316 intersection) which is an ideal location for residential development.

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

The current A2 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, in this case more than 25% of the property, 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 A2 in the area and given that the property is in the Residential Neighborhood 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 and a unique, lake-setting 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 development will preserve over 25% of its acreage as open space and includes a beautiful lake with a walking trail. Combining this development with the previously approved Bison Landing will add a second access point and ensure consistent development of the area. 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 the variety needed 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, being equal distant between Monroe and Bethlehem, which includes high quality homes, extensive open space, a beautiful lake and walking trail, and manageable lot sizes. The development will also include an attractive landscaped strip along all Nicholsville Road frontage.

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

This property is suitable for R1-OSC given the ideal location and the existing topography and lake which make it conducive to a conservation focused development with over 25% open space. It is an attractive layout that offers high quality homes on manageable lots with the added environmental protection of additional, concentrated open space and the lake. The lot size minimums imposed by A2 would not allow for the efficient development of the property when working around the lake and would not meet the demands of homebuyers searching for lower maintenance housing options including retirees and busy families. Combining the Subject Property with the already zoned R1-OSC property to the north will create a cohesive, attractive development with two access points, one off Nicholsville Road and one off Georgia Williams Road. The Subject Property is in the Residential Neighborhood character area in the Walton County Future Land Use Plan which fits 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 has been historically used for farming and pastureland. As zoned, a conservation subdivision is not possible. Properties in the area have recently been approved for residential development.

Andrea P. Gray LLC
Attorney at Law

July 6, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Development Name: Bison Landing
Applicant: Baldpates General Contracting, LLC
Owner: Grady Thompson Enterprises, LLLP
Property: Hwy 11, Monroe GA
Tax Parcel: C0850158
Request to zone 103.56 acres from A2 to R1 OSC

Dear Ms. Parr:

Baldpates General Contracting, LLC ("Applicant"), a local company, seeks to combine a portion of Parcel C0850158 (the "Property") with the previously approved Bison Landing development to create a cohesive, well-appointed residential neighborhood with an amenity lake. The Property proposed for rezoning to R1 OSC consists of 103.56 acres and will include 57 homes and 49.32 acres of open space with an entrance off of Nicholsville Road. When combined with the previously approved Bison Landing, the overall development will be 221.75 acres with 149 homes, over 82 acres of open space, and will have entrances off Nicholsville Road and George Williams Road. Located equal distance from Monroe and Bethlehem, Bison Landing provides an ideal location for a conservation-focused neighborhood with significant open space to include a lake with a community pavilion and walking trail.

Bison Landing as extended by the Property, fits well within the surrounding area. The 2022 Walton County Future Land Use planning committee recognized this transition and designated this property as Neighborhood Residential. The proposed development is consistent with these designations which contemplate residential development and allow for R1 OSC zoning. It is also consistent with the adjoining properties which are primarily single-family residences and will be consistent in quality, lot size and home size to the already approved Bison Landing. The combined development will appeal to both younger generations seeking lower maintenance homes/yards to devote more time to demanding work and family schedules and older generations seeking the same to reduce the time and cost of maintenance.

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

The proposed development will be consistent with the high standard for residential development in the area and a continuation of Bison Landing. The development includes unique amenity features with the lake, walking trail and pavilion. The development is well laid-out for the safety and enjoyment of its residents with cul-de-sacs and an entry point on Nicholsville Road along with a connection to the existing Bison Landing development which provides a second entry point through George Williams Road. The open space on the Property is 48% of the property which is significantly more than the 25% required. The homes will be a minimum of 2,000 square feet which is well above the ordinance size requirements and will be constructed with fiber cement siding with brick or stone accents. Front yards will be sodded and the development will include sidewalks on both sides of the road with streetlights. A homeowner's association will ensure maintenance of the open space and amenity areas.

Bison Landing as extended will be an attractive addition to the surrounding area and existing homes around its perimeter will be protected by buffers. A 50-foot transitional buffer surrounds the perimeter of the property. Additionally, there is significant, wooded open space that buffers the residents on Fannie Thompson Road and the majority of the 50-foot buffer in other areas is also wooded. The development will include a landscape strip along all Nicholsville Road frontage and an attractive entry sign A representative rendering of the sign is included in the application materials.

Applicant intends to build responsibly by taking into account potential impacts to neighbors and the surrounding area. In addition to the aesthetic features with buffers and landscaping, it also undertook an analysis of impacts to traffic. A trip generation and entrance analysis by ATG Civil, LLC shows that the combined Bison Landing with a total of 149 homes with entrances on George Williams Road and Nicholsville Road would necessitate a right turn deceleration lane in the westbound direction into the entrance at Nicholsville Road. Center turn lanes are not needed on either road based on the GDOT standard because estimated traffic counts turning left are below the threshold for requiring a center turn lane. Applicant will construct the recommended right turn deceleration lane on Nicholsville Road to assist with traffic flow. While not necessitated by GDOT standards per the analysis, Applicant previously agreed to and will construct a right deceleration lane at the entrance on George Williams Road as well.

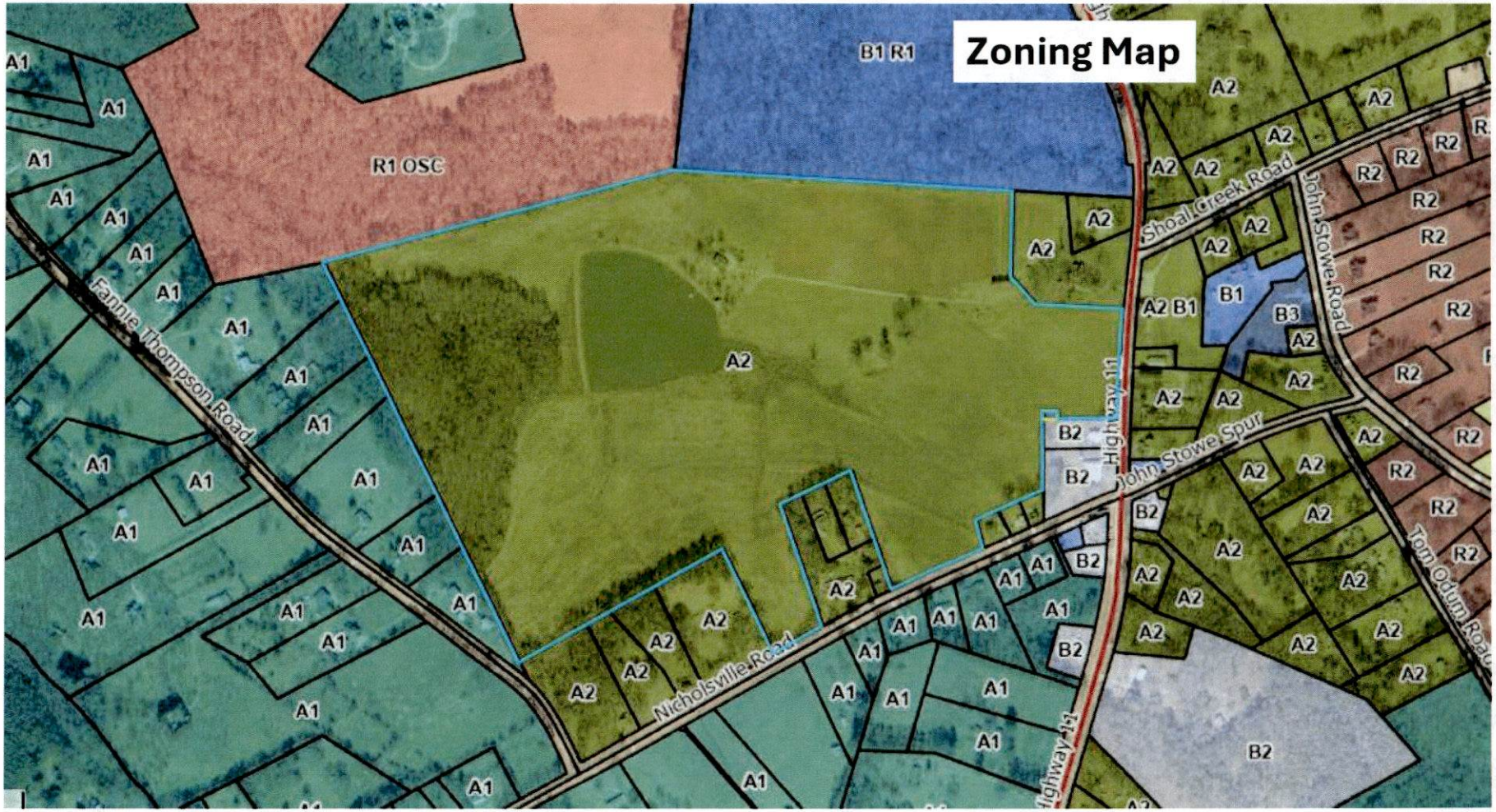
Applicant respectfully requests that the Property be rezoned from A2 to R1 OSC to allow for the construction of a conservation-focused residential subdivision.

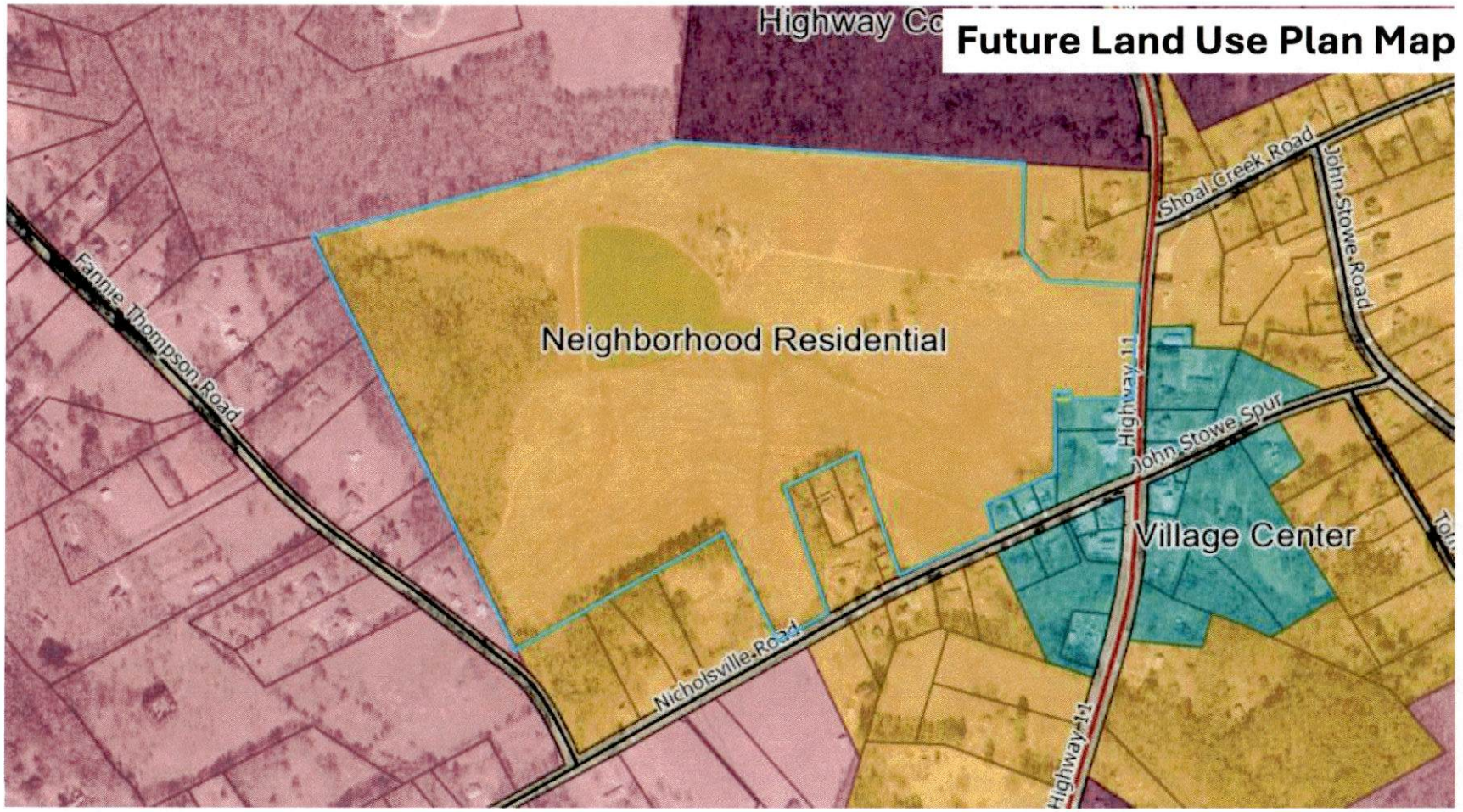
Please let me know if you have any questions.

Sincerely,

Andrea Gray
Applicant's Representative

300 E Church Street, Monroe, GA 30655
(678) 364-2384


Zoning Map
B1 R1
R1 OSC
A2
A1
B2
B1
B3
R2
Fannie Thompson Road
Nicholsville Road
Shoal Creek Road
John Stowe Road
John Stowe Spur
Tom Odum Road
Highway 11


Future Land Use Plan Map
Highway Co
Neighborhood Residential
Village Center
Fannie Thompson Road
Nicholsville Road
Shoal Creek Road
John Stowe Road
John Stowe Spur
Highway 11
Highway 11

Location Map
George Williams Road
Highway 11
Shoal Creek Road
Dry Pond Road
Daniel Cemetery Road
Fannie Thompson Road
John Stowe Spur
John Stowe Road
Tom Odum Road
Nicholsville Road
2424080.63, 14078

Andrea P. Gray LLC
Attorney at Law

July 6, 2026

Notice of Preservation of Constitutional Objections

Re: Development Name: Bison Landing – extended
Applicant: Baldpates General Contracting, LLC
Owner: Grady Thompson Enterprises, LLLP
Property: Nicholsville Rd, Monroe GA
Tax Parcel: C0850158
Request to zone 103.56 acres from A2 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.

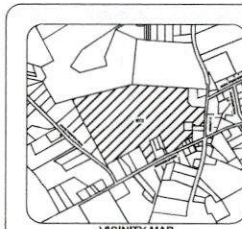
The current zoning of the Property restricts said Property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant's property 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 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



VICINITY MAP
N.T.S.

PROJECT DATA

PROPERTY = 108.65 ACRES

PROPERTY FOR REZONING = 103.56 ACRES

OUT LOT (NOT PART OF REZONING) = 5.09 ACRES

DB: 1047, PG 28

PB: 82, PG 129

PIN: C0850158

CURRENT ZONING = A2

PROPOSED ZONING = R1 OSC

PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL

OSC SETBACKS:

FRONT YARD – 40 FT

SIDE YARDS – 10 FT

REAR YARD – 40FT

LOT WIDTH = 100FT

CUL-DE-SAC WIDTH = 50FT (FROM SETBACK)

MINIMUM LOT AREA = 25,500 SQUARE FEET

OPEN SPACE (REZONED AREA)

REQUIRED = 25% (25.89 ACRES)

PROVIDED = 48% (49.32 ACRES)

LOTS PROVIDED = 57
MINIMUM HOUSE SIZE = 2,000 SQFT

UNIT DENSITY (REZONED AREA) – 0.55

R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

NOTE:

- AMENITIES TO BE PROVIDED WITHIN AREAS INCLUDED IN THIS ZONING INCLUDE WALKING TRAILS AND PAVILION.
- AMENITIES TO BE PROVIDED IN PREVIOUSLY ZONED PORTIONS INCLUDE PICKLEBALL, DOG PARK AND A GAZEBO.
- OPEN SPACE PROVIDED IN PREVIOUSLY ZONED PORTIONS = 26%± (30.68± AC)

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANLEL 13297C0130F DATED DECEMBER 15, 2002

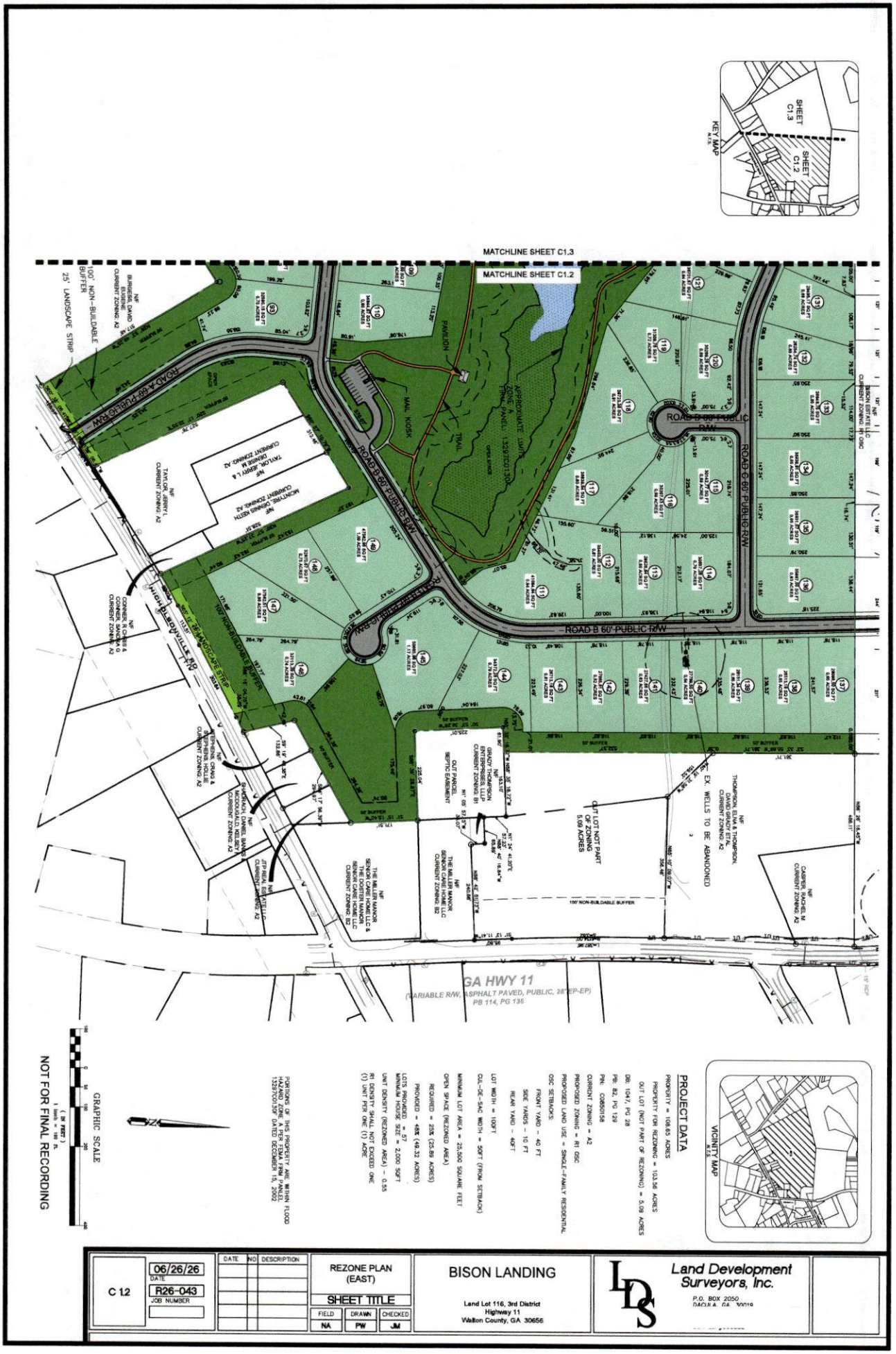
GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

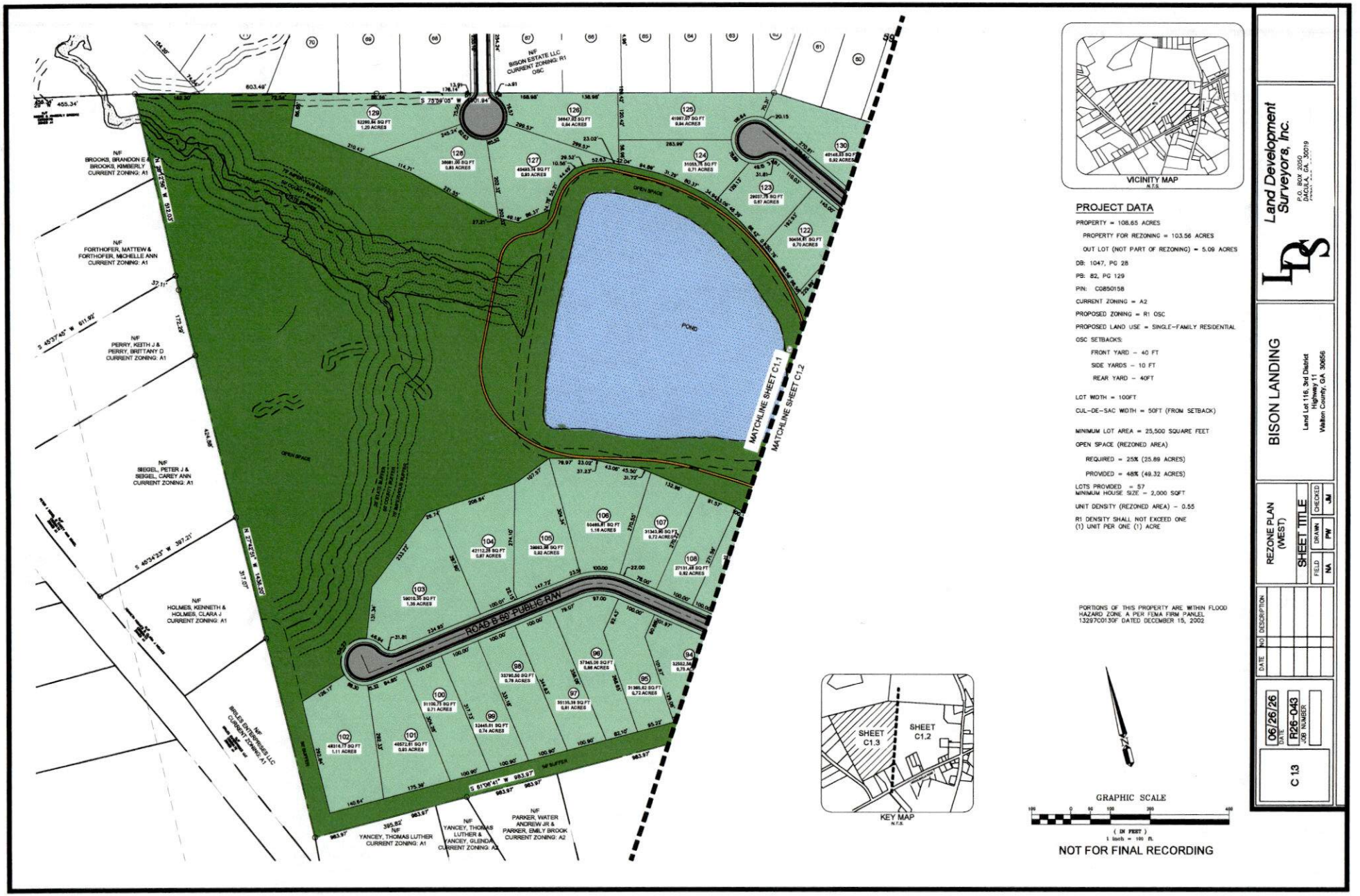
NOT FOR FINAL RECORDING

C 1.1	06/26/26 DATE R26-043 JOB NUMBER	REZONE PLAN OVERALL SHEET TITLE FIELD: NA / DRAWN: PW / CHECKED: JM	BISON LANDING Land Lot 116, 3rd District Highway 11 Walton County, GA 30656

DATE	NO	DESCRIPTION

Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA 30019


KEY MAP
SHEET C1.3
SHEET C1.2
MATCHLINE SHEET C1.3
MATCHLINE SHEET C1.2
ROAD A 60' PUBLIC R/W
ROAD B 60' PUBLIC R/W
ROAD C 60' PUBLIC R/W
ROAD D 60' PUBLIC R/W
ROAD E 60' PUBLIC R/W
PAVILION
MAIL KIOSK
TRAIL
APPROXIMATE LIMIT OF ZONE A PER FIRM PANEL 13297C0130D
100' NON-BUILDABLE BUFFER
25' LANDSCAPE STRIP
17.5' 100' NON-BUILDABLE BUFFER
OUT LOT NOT PART OF ZONING 5.09 ACRES
OUT PARCEL SEPTIC EASEMENT
EX WELLS TO BE ABANDONED
100' NON-BUILDABLE BUFFER
GA HWY 11
(VARIABLE R/W, ASPHALT PAVED, PUBLIC, 2812'EP-EP)
PB 114, PG 136
VICINITY MAP
N.T.S.
PROJECT DATA
PROPERTY = 108.69 ACRES
PROPERTY FOR REZONING = 103.56 ACRES
OUT LOT (NOT PART OF REZONING) = 5.09 ACRES
DB: 1047, PG 28
PB: 82, PG 128
PIN: C065015B
CURRENT ZONING = A2
PROPOSED ZONING = R1 OSC
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
OSC SETBACKS:
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 40FT
LOT WIDTH = 100FT
CUL-DE-SAC WIDTH = 50FT (FROM SETBACK)
MINIMUM LOT AREA = 35,000 SQUARE FEET
OPEN SPACE (REZONED AREA)
REQUIRED = 25% (25.89 ACRES)
PROVIDED = 48% (49.32 ACRES)
LOTS PROVIDED = 457
MINIMUM HOUSE SIZE = 2,000 SQFT
UNIT DENSITY (REZONED AREA) - 0.55
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE
PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13297C0130F DATED DECEMBER 18, 2002
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOT FOR FINAL RECORDING
C 1.2
06/26/26
DATE
R26-043
JOB NUMBER
DATE
NO
DESCRIPTION
REZONE PLAN (EAST)
SHEET TITLE
FIELD
NA
DRAWN
PW
CHECKED
JM
BISON LANDING
Land Lot 116, 3rd District
Highway 11
Walton County, GA 30656
Land Development Surveyors, Inc.
P.O. BOX 2050



PROJECT DATA

PROPERTY = 108.65 ACRES

PROPERTY FOR REZONING = 103.56 ACRES

OUT LOT (NOT PART OF REZONING) = 5.09 ACRES

DB: 1047, PG 28

PB: 82, PG 129

PIN: C0850158

CURRENT ZONING = A2

PROPOSED ZONING = R1 OSC

PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL

OSC SETBACKS:

FRONT YARD - 40 FT

SIDE YARDS - 10 FT

REAR YARD - 40FT

LOT WIDTH = 100FT

CUL-DE-SAC WIDTH = 50FT (FROM SETBACK)

MINIMUM LOT AREA = 25,500 SQUARE FEET

OPEN SPACE (REZONED AREA)

REQUIRED = 25% (25.89 ACRES)

PROVIDED = 48% (49.32 ACRES)

LOTS PROVIDED = 57
MINIMUM HOUSE SIZE - 2,000 SQFT

UNIT DENSITY (REZONED AREA) - 0.55

R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13297C0130F DATED DECEMBER 15, 2002

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOT FOR FINAL RECORDING

Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA. 30019

BISON LANDING
Land Lot 116, 3rd District
Highway 11
Walton County, GA 30656

REZONE PLAN (WEST)

SHEET TITLE

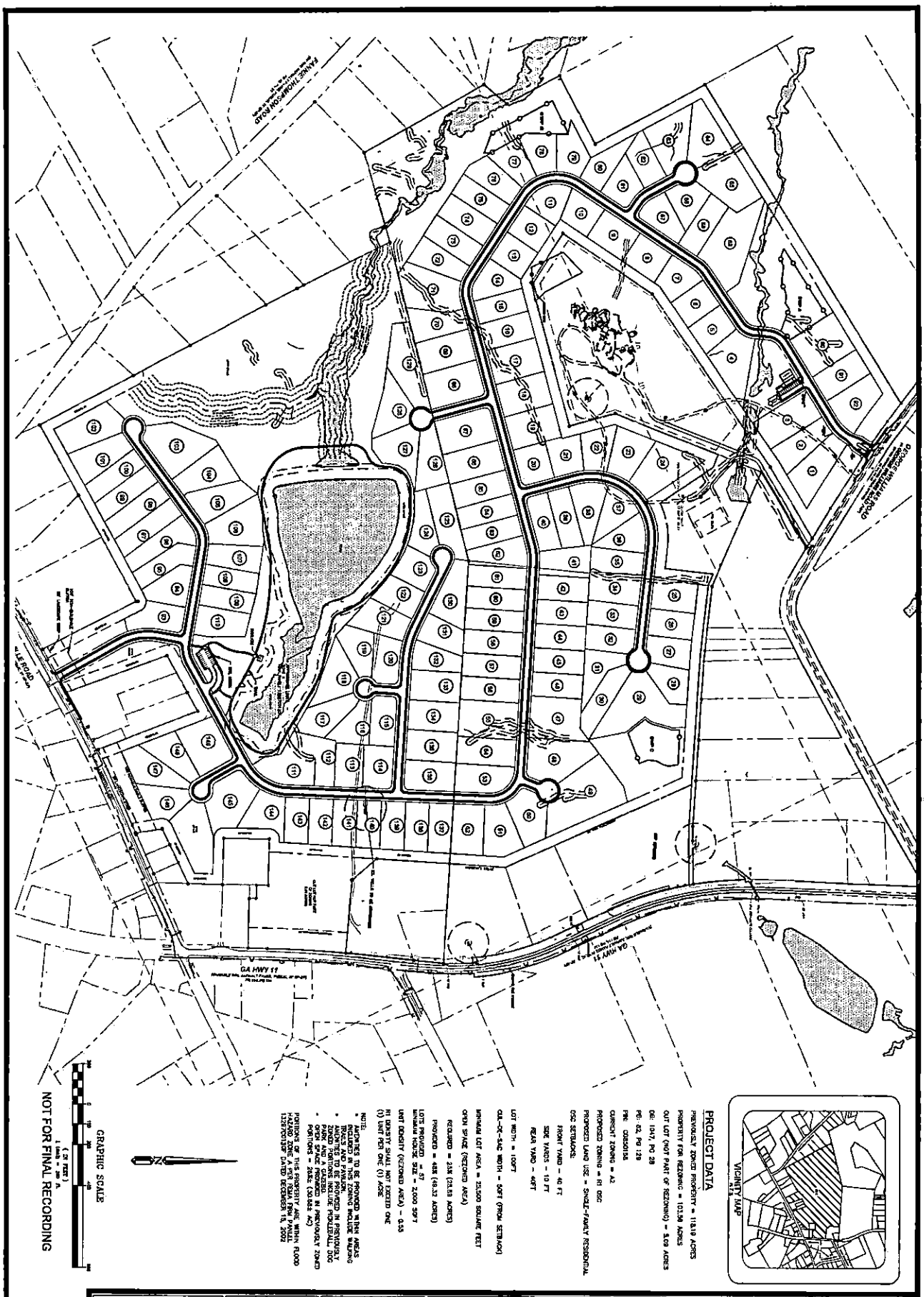
FIELD	DRAWN	CHECKED
NA	PW	JM

NO	DESCRIPTION	DATE

06/26/26
DATE

R26-043
JOB NUMBER

C 1.3



VICINITY MAP

PROJECT DATA

PREVIOUSLY ZONED PROPERTY = 118.19 ACRES
PROPERTY FOR REZONING = 101.59 ACRES
OUT LOT (NOT PART OF REZONING) = 5.59 ACRES
DB: 1047, PG 28
PB: 62, PG 129
PIN: C05S015A
CURRENT ZONING = A2
PROPOSED ZONING = R1 OSC
PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL OSC SETBACKS:
FRONT YARD - 40 FT
SIDE YARDS - 10 FT
REAR YARD - 40FT
LOT WIDTH = 100FT
CUL-DE-SAC WIDTH = 50FT (FROM SETBACK)
MINIMUM LOT AREA = 25,500 SQUARE FEET
OPEN SPACE (RECLINED AREA)
REQUIRED = 25% (25.59 ACRES)
PROVIDED = 48% (49.32 ACRES)
LOTS PROVIDED = 87
MINIMUM HOUSE SIZE = 2,000 SQFT
UNIT DENSITY (RECLINED AREA) = 0.85
R1 DENSITY SHALL NOT EXCEED ONE (1) UNIT PER ONE (1) ACRE

NOTE:
- AMENITIES TO BE PROVIDED WITHIN AREAS OF PREVIOUSLY ZONED PROPERTY INCLUDE WALKING TRAILS AND PARK. ZONING INCLUDE WALKING TRAILS AND PARK AMENITIES TO BE PROVIDED IN PREVIOUSLY ZONED PROPERTY INCLUDE PLAYGROUND, DOG PARK AND POSSIBLE CLUBHOUSE/BALLFIELD.
- OPEN SPACE PROVIDED IN PREVIOUSLY ZONED PORTIONS = 20.82± (30.68± AC)

PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE A PER FEMA FIRM PANEL 13297C0125F DATED DECEMBER 16, 2008

C 1.0	06/26/26 DATE R26-043 JOB NUMBER	DATE / NO / DESCRIPTION	OVERALL SITE PLAN SHEET TITLE	BISON LANDING Land Lot 118, 3rd District Highway 11 Walton County, GA 30656	Land Development Surveyors, Inc. P.O. BOX 2050 LSF000832	
			FIELD: NA / DRAWN: PW / CHECKED: JM			

Representative Photographs of Homes

BISON LANDING
A RURAL COMMUNITY

BISON LANDING
EST. 2026 | A RURAL COMMUNITY

Trip Generation Calculations & Entrance Evaluation

For

Residential Subdivision
Nicholsville Road & George Williams Road in Campton
Walton County, GA

PREPARED FOR:

Baldpates General Contracting
131 Main Street, Suite 2
PO Box 274
Jersey, GA 30018

PREPARED BY:

ATG Civil, LLC
2070 Broadnax Mill Rd
Loganville, GA 30052

June 29, 2026

Table of Contents

Section 1 – Executive Summary

Section 2 – Background & Site Information

Section 3 – Conclusions

Section 4 – Exhibits

Section 1
Executive Summary

1.1 Executive Summary

This report analyzes the proposed 149-lot single family residential development with two proposed entrances just west of State Route 11 in the community of Campton, GA, in Walton County. The proposed development will have one entrance along Nicholsville Road and one along George Williams Road. This analysis determines the total vehicle trips generated by the proposed development and whether auxiliary turn lanes are required along Nicholsville Road and George Williams Road to support these added vehicle trips.

Nicholsville Road

To be conservative, it is assumed that traffic count along Nicholsville Road is greater than 6,000 vehicles per day. The posted speed limit along Nicholsville Road is 55 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 50 right turning vehicles
Requirements for center left turn lane: 150 left turning vehicles

George Williams Road

It is assumed that traffic along George Williams Road is less than 6,000 vehicles per day. The posted speed limit along George Williams Road is 35 mph. The thresholds established by GDOT for auxiliary lanes for this segment of roadway are:

Requirements for right turn deceleration lane: 200 right turning vehicles
Requirements for center left turn lane: 300 left turning vehicles

Trip Generation

Using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition,* we have calculated the total trips to the proposed development. The total trips generated by the proposed development are:

1354 (Total), 677 (Entry), 677 (Exit)

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholsville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholsville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholsville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

Conclusion for Nicholsville Road

Total Right Turns into development = 203
Total Left Turns into development = 136

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road
Total Right Turns into development = 68
Total Left Turns into development = 271

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

Section 2

Background & Site Information

2.1 Purpose & Methodology

The purpose of this report is to analyze the entrances for the proposed development along Nicholsville Road and George Williams Road in Walton County, Georgia. This analysis is conducted by analyzing the existing road infrastructure and the proposed development design, criteria from the Georgia Department of Transportation's [GDOT] Driveway Design Manual and Institute of Transportation Engineer's [ITE] *Trip Generation Manual, 12th Edition.*

2.2 Proposed Development

The proposed development includes approximately 233 acres that will be zoned R-1 OSC for two developments that total 149 single family residential subdivision lots. The proposed development will utilize a two-lane access road along Nicholsville Road, approximately 1,500 feet west of Hwy 11 and a two-lane access road along George Williams Road approximately 2,300 feet west of Hwy 11 .

2.3 Georgia Department of Transportation Criteria

The Georgia Department of Transportation [GDOT] establishes criteria for analyzing proposed entrances and determining the need for auxiliary turn lanes to accommodate the vehicle trips that will be generated by a proposed development. The criteria for determining the need for turn lanes is based on existing traffic along the main roadway, number of lanes along the main roadway, posted speed limit along the main roadway and number of turns into the proposed development.

Nicholsville Road and George Williams Road are both Walton County maintained roadways. However, the criteria described above in the GDOT Driveway Manual will be used to determine the need for turn lanes along both Nicholsville Road and George Williams Road.

<u>Nicholsville Road</u>

Nicholsville Road is a two-lane road with a posted speed limit of 55mph and an assumed traffic count over 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

George Williams Road

George Williams Road is a two-lane road with a posted speed limit of 35mph and an assumed traffic count under 6,000 AADT.

Requirements for right turn deceleration lane:

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Requirements for center left turn lane:

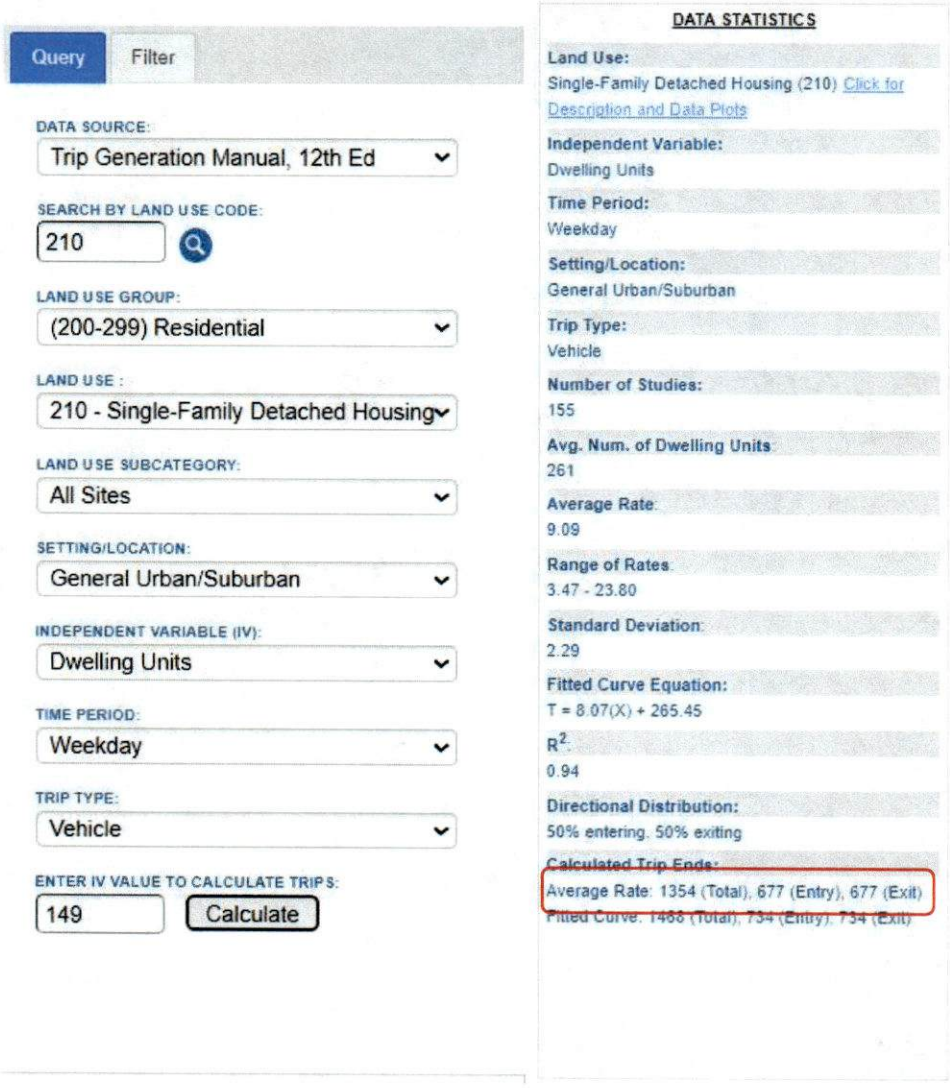
LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

2.4 ITE Trip Generation for Proposed Development

The Institute of Transportation Engineers [ITE] has published their *Trip Generation Manual, 12th Edition* for guidance to calculate the proposed number of vehicle trips that will be generated by developments. For this project, a single-family subdivision, the ITE land use code is 210. The proposed development will add 149 lots which will generate 1,354 total trips, 677 (Entry), 677 (Exit).

For the vehicles entering the development, assume 50% will use the George Williams Road entrance and 50% will use the Nicholsville Road entrance. This means that approximately 339 vehicles will be entering from both George Williams Road and Nicholsville Road. Further, the traffic patterns for the area suggest that more vehicles will be accessing the development from the east. For George Williams Road, approximately 80% of the vehicles will access the development from the east. Nicholsville Road has better connectivity from both ends, so approximately 60% of the vehicles entering the development will approach from the east.

See attached Entrance Drawing with Turn Count. The tables below are from the ITE trip generation tool for this project.



Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
149 Calculate

DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
155

Avg. Num. of Dwelling Units:
261

Average Rate:
9.09

Range of Rates:
3.47 - 23.80

Standard Deviation:
2.29

Fitted Curve Equation:
T = 8.07(X) + 265.45

R^2:
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1354 (Total), 677 (Entry), 677 (Exit)
Fitted Curve: 1468 (Total), 734 (Entry), 734 (Exit)

Section 3
Conclusions

3.1 Conclusions

Conclusion for Nicholsville Road
The estimated total number of turns into the proposed development from Nicholsville Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 203 (60%)
Total Left Turns into development = 136 (40%)

Since the estimated number of daily right turns is greater than 50, a right turn deceleration lane in the westbound direction into the proposed development is required. Since the estimated number of daily left turns is less than 150, a center left turn lane in the eastbound direction into the proposed development is not required.

Conclusion for George Williams Road
The estimated total number of turns into the proposed development from George Williams Road is estimated to be 339 per the ITE trip generation tool and the assignment of these turns to both entrances equally. These turns can be separated into:

Total Right Turns into development = 68 (20%)
Total Left Turns into development = 271 (80%)

Since the estimated number of daily right turns is less than 200, a right turn deceleration lane in the eastbound direction into the proposed development is not required. Since the estimated number of daily left turns is less than 300, a center left turn lane in the westbound direction into the proposed development is not required.

Section 4
Exhibits

Project Map

Nicholsville Road Entrance Drawing with turn count

George Williams Road Entrance Drawing with turn count

Planning and Development Department
Case Information

Case Number: Z26-0195

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant/Owner:
Sunil G Rampersad
2940 Fannie Thompson Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A1.

Request: Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children.

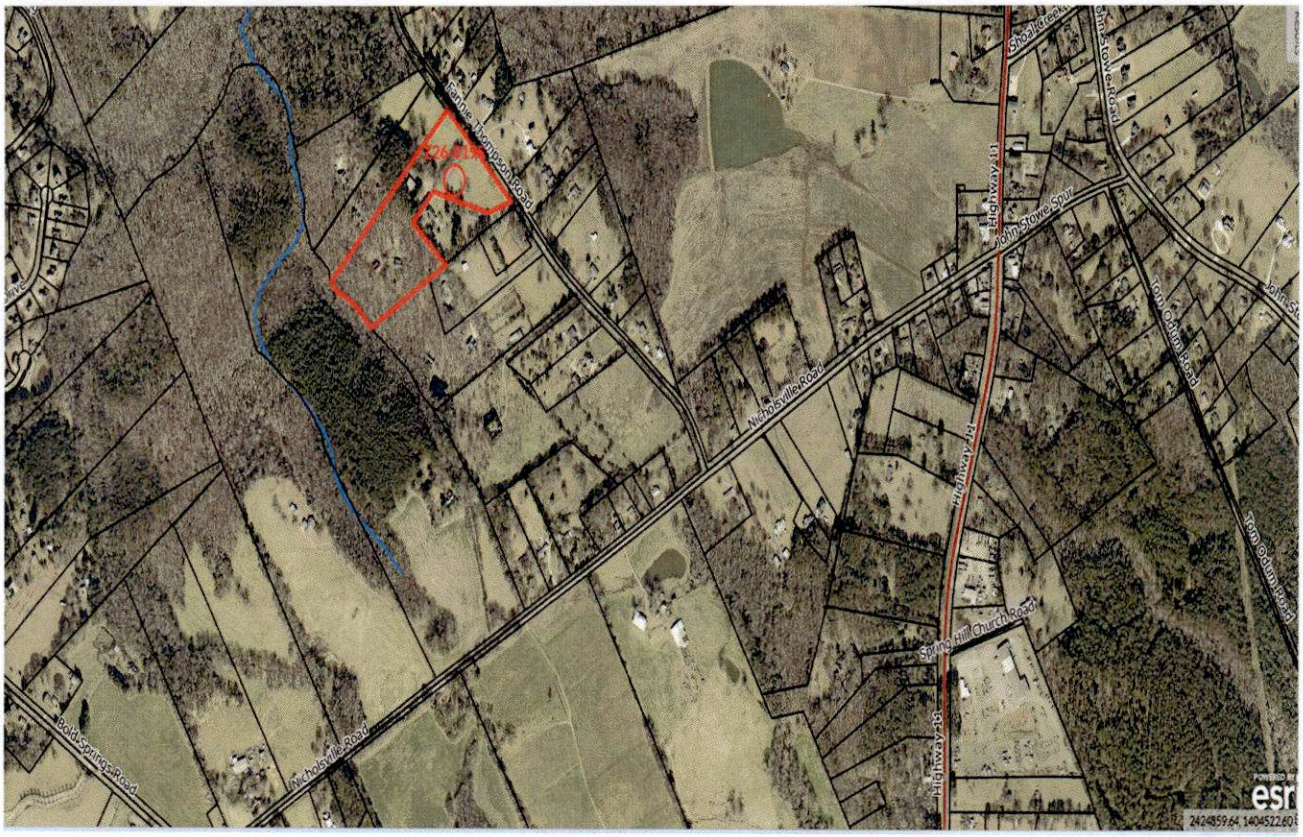
Address: 2940 Fannie Thompson Road, Monroe, Georgia 30656

Map Number/Site Area: C0850028B00– 14.97 acres

Character Area: Suburban

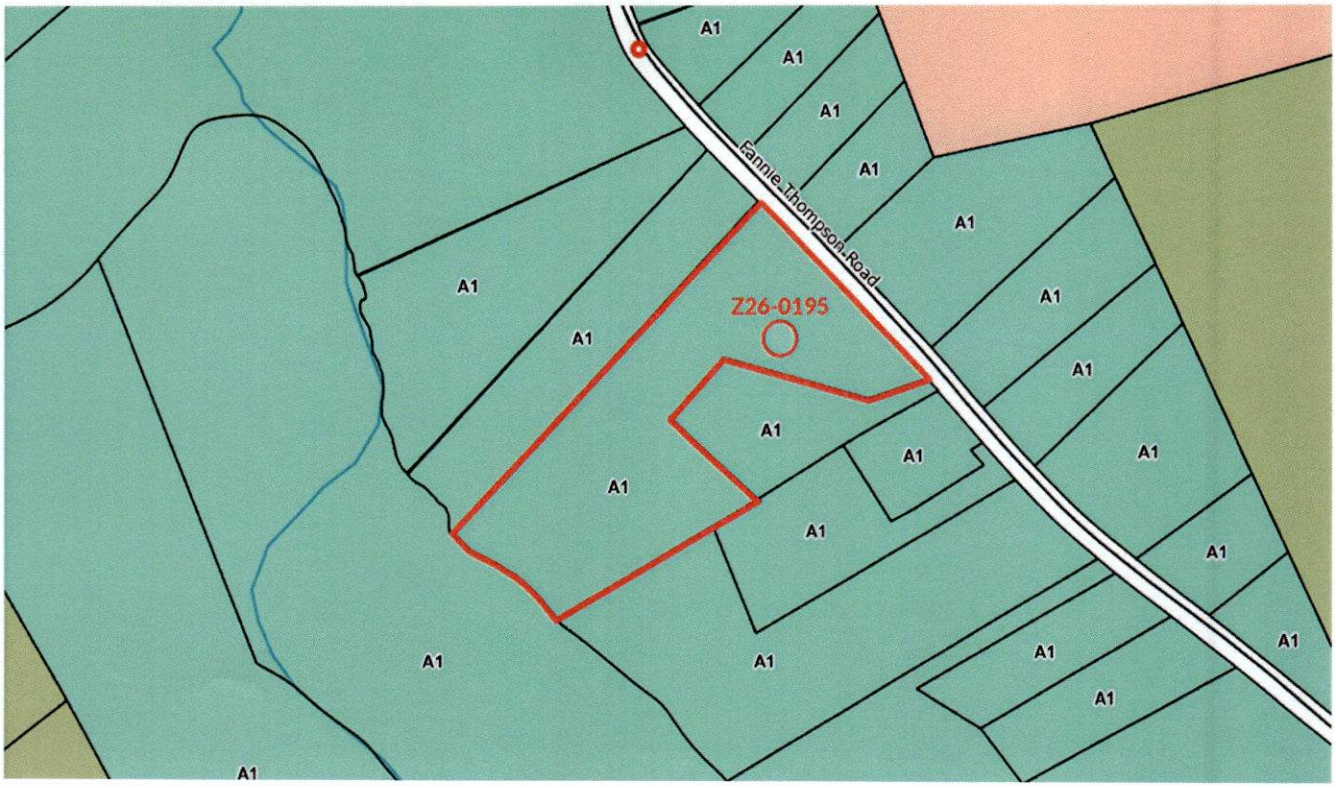
District 5 Commissioner- Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property has a residential dwelling on the property.


Z26-0195
Nicholsville Road
Highway 101
Spring Hill Church Road
Nicholsville Road
Both Springs Road

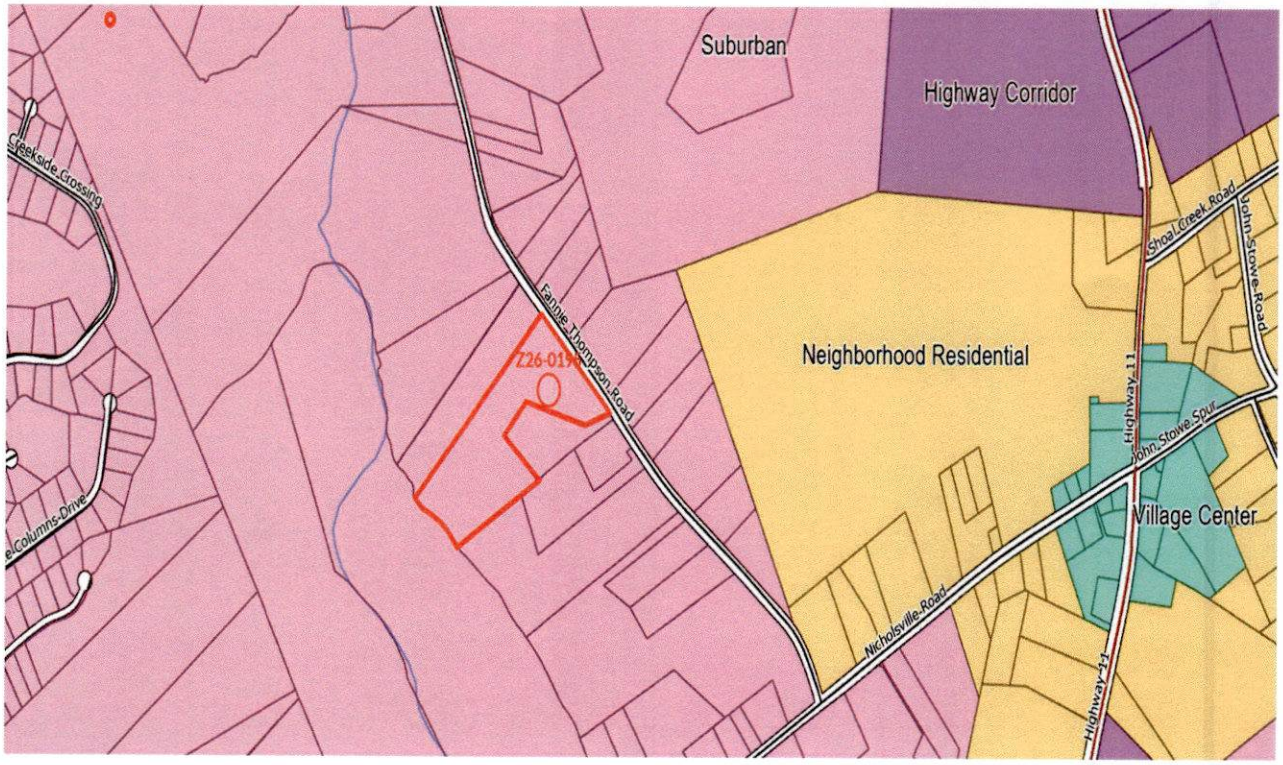
Z26-0195

The surrounding properties are zoned A1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns: There is no county water at this address. If approved, Applicant will need to get water ran to his property so that the zoning and approval are correct.

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

Sheriff's Department: No comment received.

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

Fire Marshall Review: No comment received.

Fire Department Review: No comment received.

Board of Education: Will have no affect on the school system.

GDOT: Will have no affect on GDOT.

City of Loganville: No comment received.

City of Social Circle: No comment received.

City of Monroe: No comment received.

PC ACTION 8/6/2026:

Z26-0195 – Rezone 14.97 acres from A1 to A2 to create two 1.50-acre buildable lots for his children – Applicant/Owner: Sunil G. Rampersad – property located at 2940 Fannie Thompson Road – Map/Parcel C0850028B00 – District 5

Presentation: Sunil Rampersad represented the case. He lives at 2940 Fannie Thompson Road. He is a resident and also owns a business in Walton County. He has lived on Fannie Thompson Road for 20 years. All of his children live in the community. They went to school here and they served at church and in the community. When his children advised him that they wanted to build on his property he was very happy. He would be going to deed off 1 acre a piece, but Ms. Malcom stated that he needed to at least deed off 1 ½ acres a piece so that is what he is wanting to do.

Speaking: No one

Recommendation: Tim Hinton made a motion to recommend approval as submitted with a second by Mark Banks. The motion passed unanimously.

Rezone Application # Z26-0195

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

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C08500028B00

Applicant Name/Address/Phone #

SUNIL RAMPERSAD

2940 FANNIE THOMPSON. RD NW

MONROE, GA 30656

E-mail address:

Phone # 678-852-4419

Property Owner Name/Address/Phone

SAME

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

Phone #

Location: Fannie Thompson Rd. Requested Zoning A-2 Acreage 14.97

Existing Use of Property: RESIDENTAL

Existing Structures: Residence, Workshop/Office, Cabin

The purpose of this rezone is Parcel out (2) 1.5 Acres tracts to allow Son and Daughter to build homes.

Property is serviced by the following:

Public Water: _____ Provider: _____ Well: ✓

Public Sewer: _____ Provider: _____ Septic Tank: ✓

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

Signature _____ Date 7/1/2026 $ 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 A1 West A1

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

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

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ___✓___ no

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

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

This disclosure must be filed when the application is submitted.

7/7/26

Signature of Applicant/Date

Check one: Owner ✓ Agent_____

Walton County Planning Department

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:

The areas in and around the subject property are rural residential and farm and is predominately zoned A1. The size of the parcels in the area ranges from 0.58 acres, (Parcel CO850036) to 63.13 acres (parcel CO840055BOO). Parcels are a wide variety of sizes and shapes with many apparent small parcels sectioned off from larger parent tracts.

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

A1 zoning is generally restricted to residential lots of 2 acres or more and A2 zoning is distinguished by a minimum lot size of 1.5 acres. In this zoning case, the applicant wishes to preserve as much of the parent tract as possible, while allowing a sizable, buildable tract for his children. There are existing tracts of less than 1.5 acres in the area that are "grandfathered" in with an A2 zoning. There is no apparent diminution in value with the zoning restrictions, just a restriction that without the change, the children won't be allowed to build there.

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

By approving the requested zoning change will allow two family members to build homes adjacent to their parents. Disallowing the approved changes promotes nothing to improve the safety, morals or general welfare of the public.

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

The relative gain to the public as a result of allowing this change would be relatively small, as the addition of two households in Walton county where there are now 295 persons per square mile would be insignificant. The proposed residents already live in the County and are constantly visiting their parents. By disallowing the proposed change, the proposed residents will have to look elsewhere for affordable housing which is already difficult for those under 40.

Walton County Planning Department

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

Page Two- Sunil Rampersad

5.The suitability of the subject property for zoned purposes:

The property is ideal for the intend use which is rural estate residential for two homesites. The homesites are generally level, have adequate road frontage and site distance. Both sites have been evaluated by a soil scientist with positive results.

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 land area encompassing the two proposed parcels has been vacant for a number of years. In the context of land development in the area, small parcels are consistently being divided throughout the Fannie Thompson Road area.

Sunil Rampersad
2940 Fannie Thompson RD
Monroe, GA 30656
(678) 852-5887

April 5, 2026

Walton County Planning and Development
126 Court Street
Walton County Annex 1
Monroe, GA 30655

Re: Letter of Intent to Request Zoning Change

Greetings:

I am writing to formally request a zoning change for two proposed parcels on my property located at 2940 Fannie Thompson Road. I am requesting rezoning from A1 to A2 for two proposed parcels on my property as shown on the attached drawings. Each of the proposed parcels contains just over 1.5 acres of land.

Currently the parent tract consists of 14.97 acres of land, a main residence and two outbuildings.

The purpose of this requested rezoning is to allow the two parcels to provide our son and daughter with a homesite on which to establish a permanent home and keep the family in proximity.

A licensed soil scientist has completed soil investigations on each site, and the positive results are included in this package.

I have enclosed a completed application, copy of recorded deed and plat, campaign letter and other required documentation,

Sincerely,

Sunil (Neil) Rampersad

Enclosures

W&A ENGINEERING
355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GA WEST. ZONE
1902 NAD 83

REZONE EXHIBIT FOR:
SUNIL G. RAMPERSAD
2940 FANNIE THOMPSON RD
MONROE, GEORGIA 30656
WALTON COUNTY
LAND LOT 93, 3RD DISTRICT

DATE: 6/4/2026
REVISIONS
DRAFTED BY: CL
DRAFTED BY: JB

GEORGIA REGISTERED NO. 2905 LAND SURVEYOR JOHN F. BREWER, III

JOB NO. 26-00122

Planning and Development Department
Case Information

Case Number: LU26-0179 & Z26-0177

Meeting Dates: Planning Commission 08-06-2026

Board of Commissioners 09-01-2026

Applicant:
Reliant Homes GA LLC
P.O. Box 200
Monroe, Georgia 30655

Owner:
81 Investment Company LLC
P.O. Box 200
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC for a 20-lot residential subdivision.

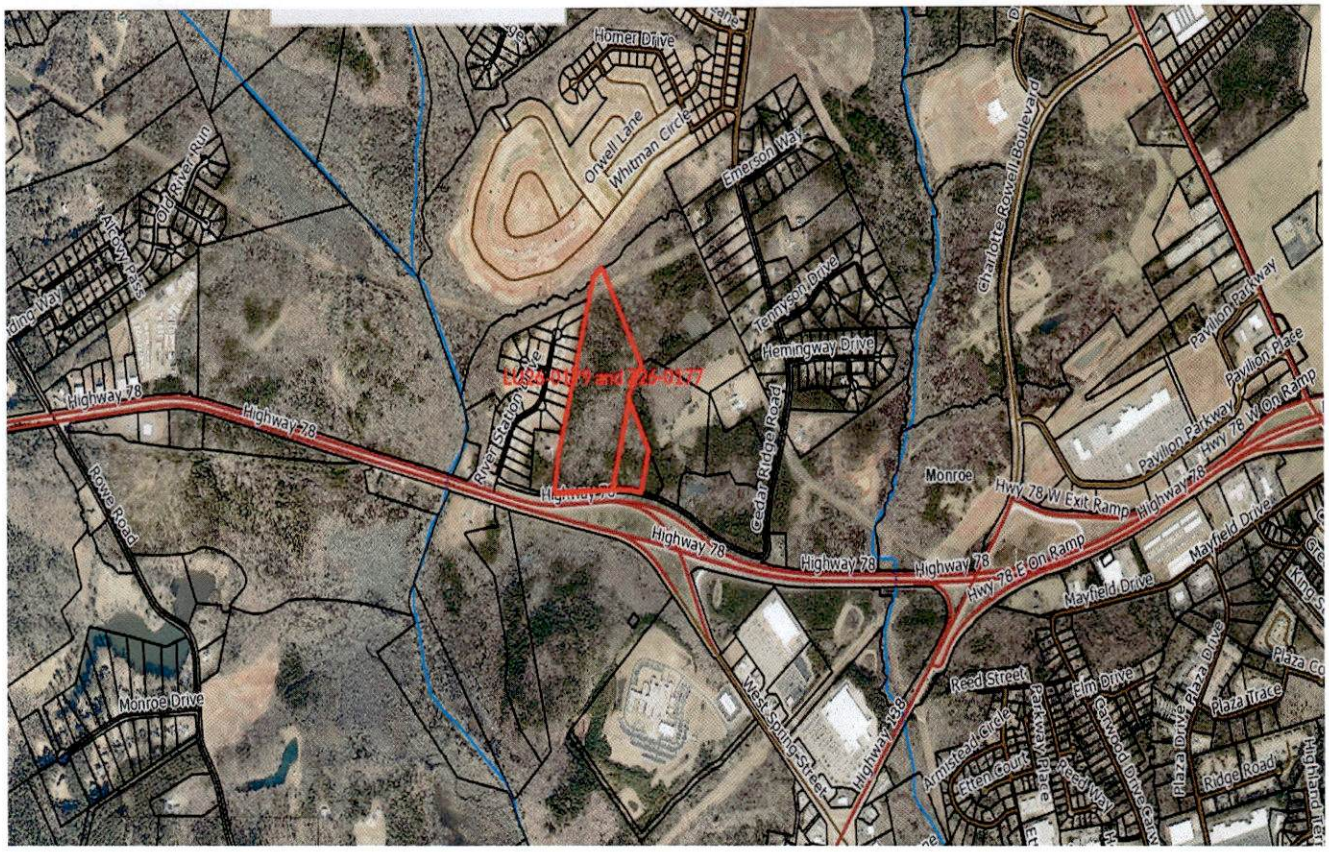
Address: Cedar Ridge Road, Monroe, Georgia 30656

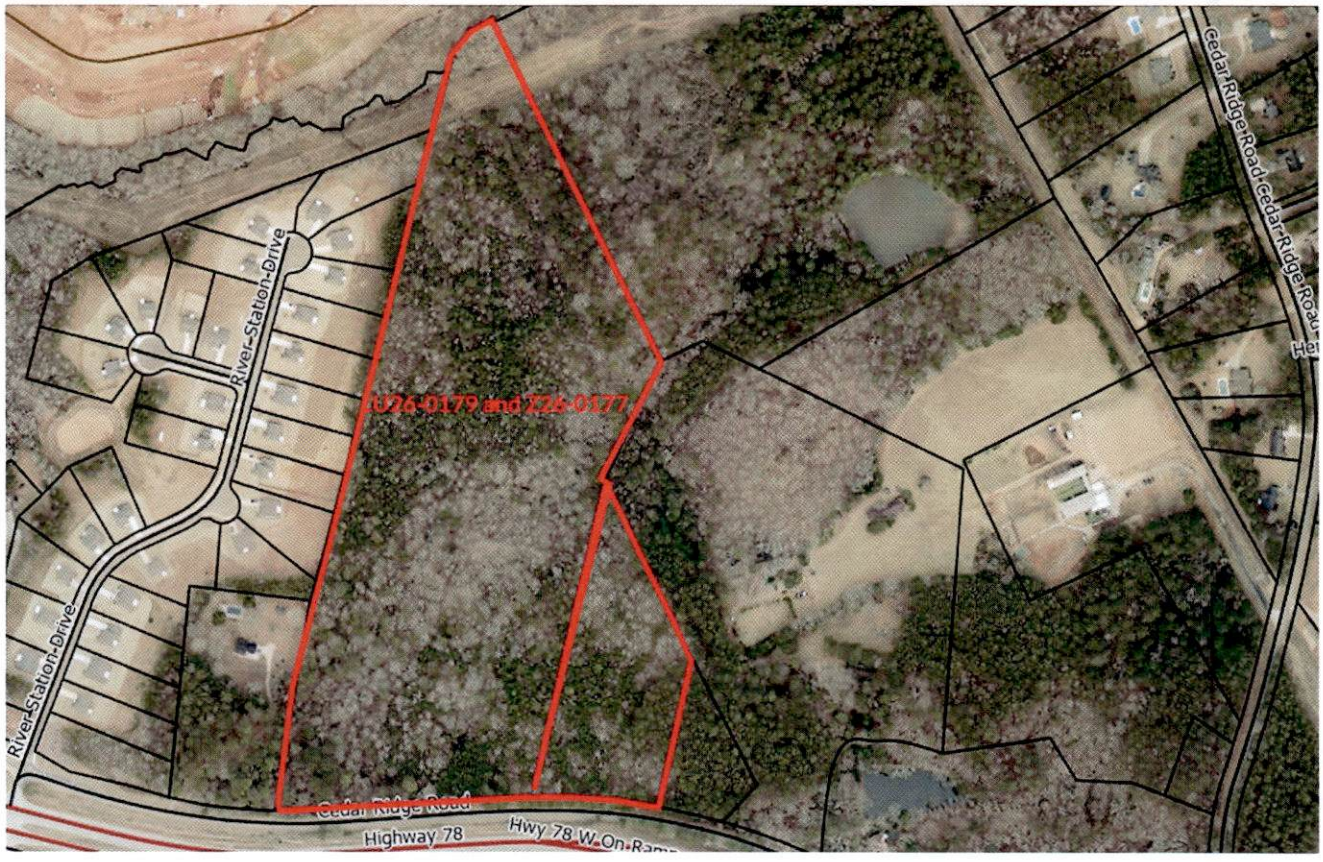
Map Number/Site Area: C0910004

Character Area: Employment Center

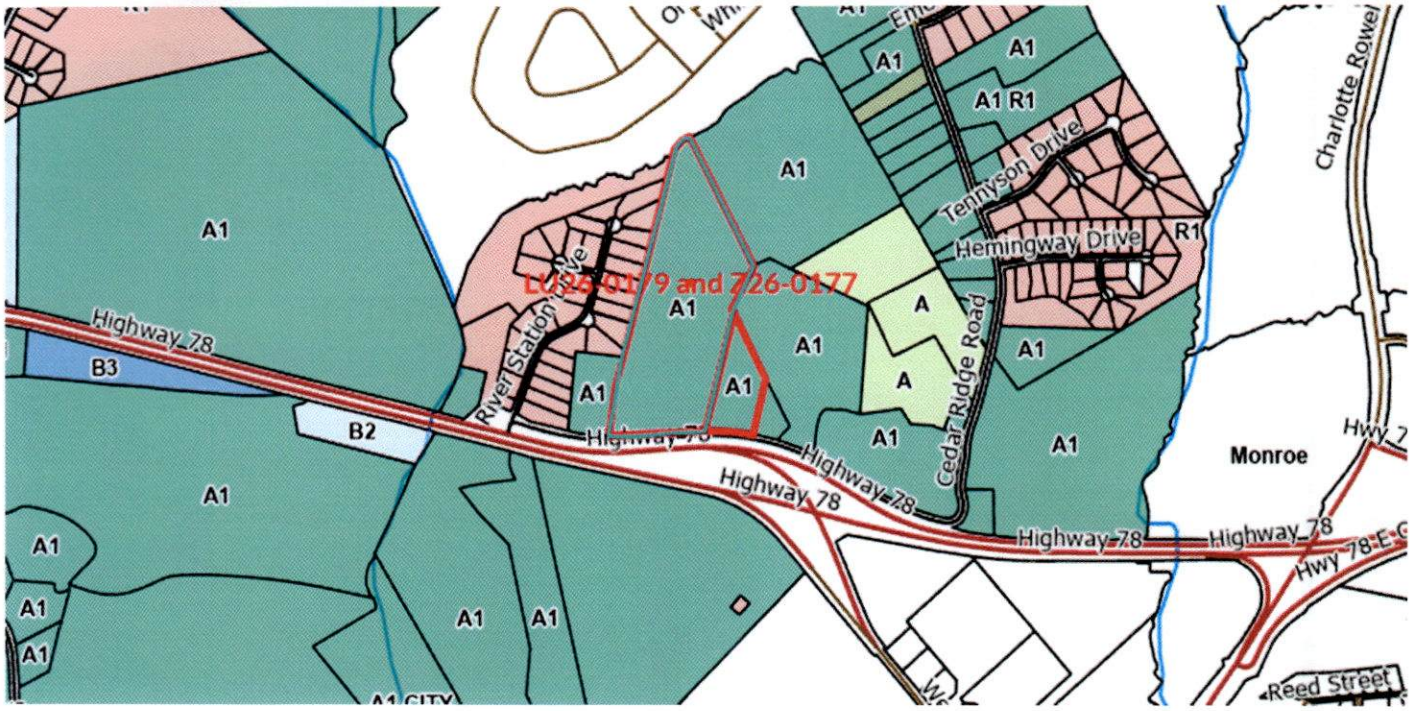
District 5 Commissioner-Jeremy Adams Planning Commission–Tim Hinton

Existing Site Conditions: Property consists of vacant land.

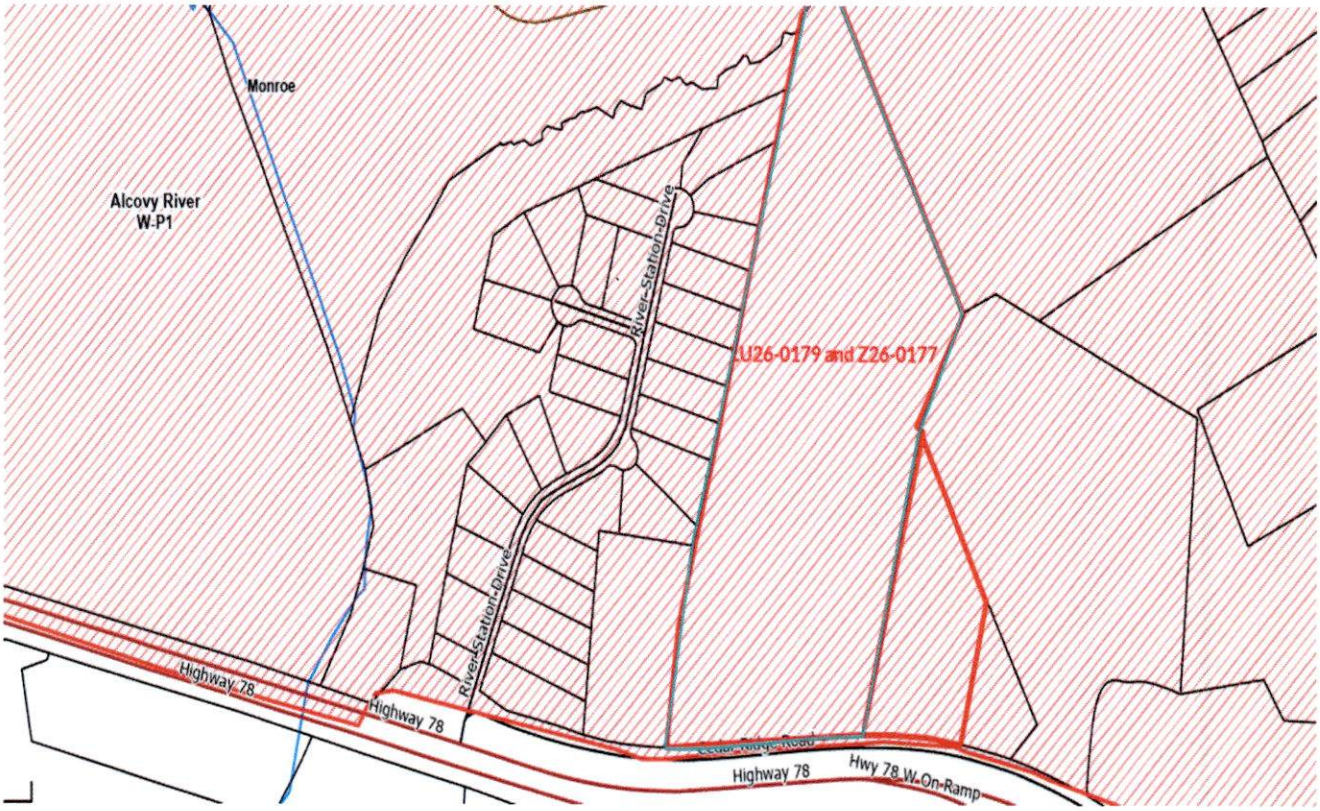

Homer Drive
Orwell Lane
Whitman Circle
Emerson Way
Old River Run
Archway Trail
Highway 78
Rowe Road
River Station Drive
Tennyson Drive
Hemingway Drive
Cedar Ridge Road
Charlotte Rowell Boulevard
Pavilion Parkway
Pavilion Place
Hwy 78 W On Ramp
Monroe
Hwy 78 W Exit Ramp
Mayfield Drive
Hwy 78 E On Ramp
Monroe Drive
West Spring Street
Highway 138
Reed Street
Elm Drive
Plaza Drive
Plaza Trace
Ridge Road
Armistead Circle
Eden Court
Parkway Place
Reed Way
Dogwood Drive


River Station Drive
Cedar Ridge Road
Highway 78
Hwy 78 W On Ramp

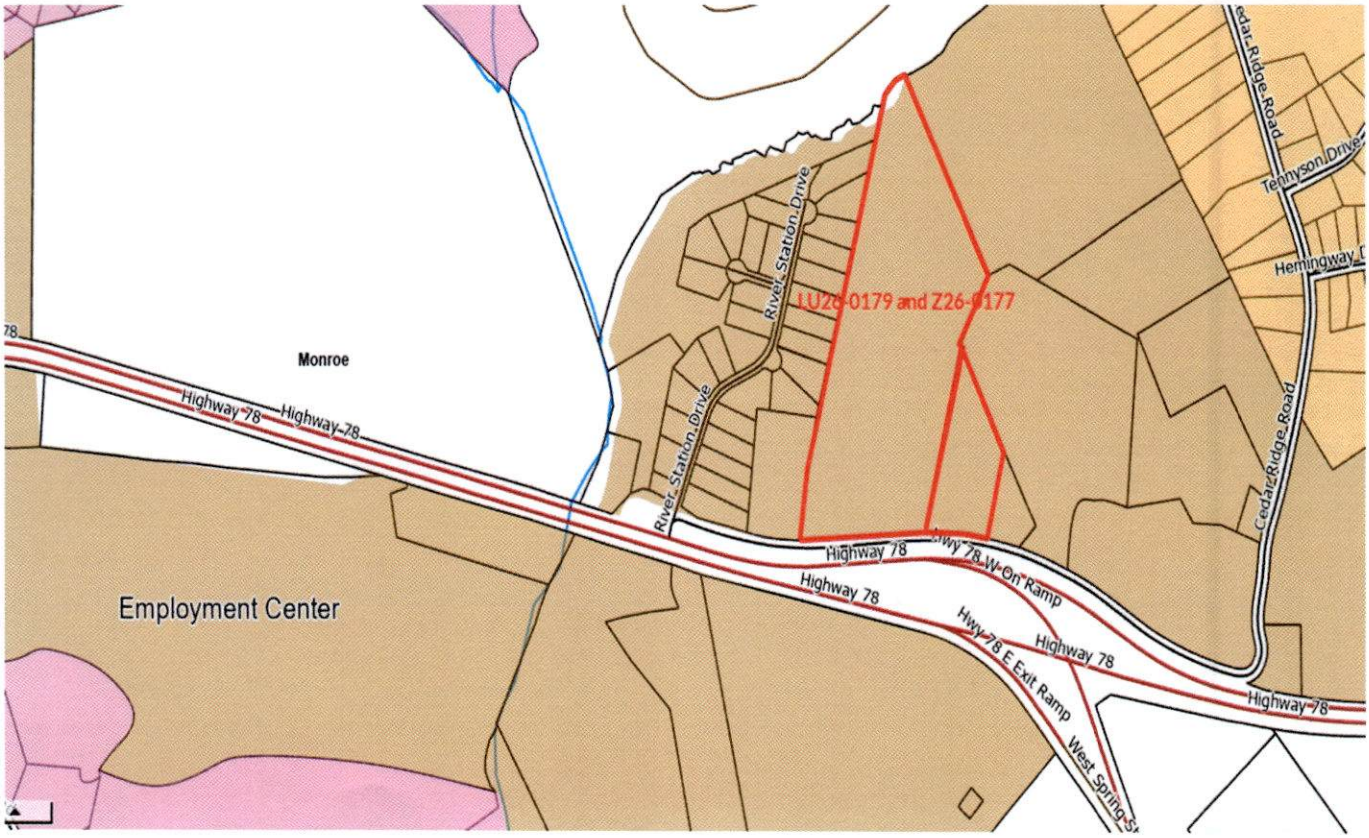
The surrounding property is zoned A1.



The property is in the Alcovy River Watershed Protection Area.



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns: Parcel #C0910004 which was 23.82 acres and Parcel #C090005 which was 8.80 acres has been combined with Plat Book 128 Page 592 recorded June 16, 2026, which makes Parcel #C0910004 a total of 32.479 acres. (The combination Plat is attached).

Public Works: **Public Works recommends installing a deceleration lane and verifying sight distance with the entrance location.**

Sheriff's Department: **No comment received.**

Water Authority: **This property is located within the City of Monroe Service Area.**

Fire Marshall Review: Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

Fire Department Review: Increased Fire and EMS demand.

Board of Education: This will not affect the school system.

****(There will be more students for the schools and buses and may need to hire more teachers).**

GDOT: Will not affect GDOT.

City of Monroe: No comment received.

City of Social Circle: No comment received.

City of Loganville: No comment received.

PC ACTION 8/6/2026:

LU26-0179 and Z26-0177 – Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision – Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC – property located on Cedar Ridge Road – Map/Parcel C0910004 - District 5

Presentation: Ned Butler with Reliant Homes represented the case. He said that they would like to do a Land Use Change from a Employment Center to Neighborhood Residential and rezone 32+ acres from A1 to R1OSC to develop a 20-lot subdivision. He stated that the dark green shaded space on the site plan is open space. They are also going to put in the 50 ft. transitional buffer. He stated that a couple of years ago the developer was going to do 50 ft. buffer but put in 300 lots.

Speaking: John Barrientos, who owns 599 Cedar Ridge Rd, stated that the biggest thing did they do a traffic report. He said it is a nightmare at this intersection and is a danger. He is also concerned about county and city students leaving schools and trees falling down and he feels that adding 20 more lots on Cedar Ridge Road would be a lot more dangerous.

Rebuttal: Ned Butler came back for rebuttal and stated that they did not do traffic study

for 20 lots. He stated that they were not going to do a decel lane, but the county is requiring it then they will do it. He is asking for much less intensive zoning and in the long run it will put less traffic on Cedar Ridge Road.

Tim Hinton stated that he is very familiar with this area and it has open exposure and there needs to be trees, fencing and landscaping.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions: For the disturbed area for the entry that anything that has or is currently tree-lined along the right of way will be left except for what needs to be disturbed for the entry and that disturbed entry will be fenced have shrubs and trees planted and trees for future screening of that neighborhood from the public right of way with a second by Robert Post. The motion passed unanimously.

Character Area Map Amendment

Application # CA26-0179

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0910004

Applicant Name/Address/Phone #

Reliant Homes GA LLC

PO Box 200

Monroe, GA 30655

Phone # 678.373.0536

Property Owner Name/Address/Phone

81 Investment Company LLC

PO Box 200

Monroe, GA 30655

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

Phone # 678.373.0536

E-mail Address:

Location: Cedar Ridge Rd Acreage 32.479

Existing Character Area: Employement Center

Proposed Character Area: Neighborhood Residential

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

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

Is the property located within a watershed protection overlay district? Alcovy WP-1

Proposed Development: X Single-family ____ Multi-family ____ Commercial ____ Industrial

Proposed Zoning: R1 OSC Number of Lots: 20 Minimum Lot Size: 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 | Date 6/25/26 | $ 300.00 Fee Paid

Rezone Application # Z26-0177

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

Planning Comm. Meeting Date 8-6-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 9-1-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C09/0004

Applicant Name/Address/Phone #	**Property Owner Name/Address/Phone**
Reliant Homes GA LLC	81 Investment Company LLC
PO Box 200	PO Box 200
Monroe, GA 30655	Monroe, GA 30655
	(If more than one owner, attach Exhibit "A")
Phone # 678.373.0536	Phone # 678.373.0536

Location: Cedar Ridge Rd Requested Zoning R1 OSC Acreage 32.479

Existing Use of Property: Vacant Land

Existing Structures: None

The purpose of this rezone is The rezone request is to allow for the development of a 20 lot residential subdivision.

Property is serviced by the following:

Public Water: X Provider: City of Monroe 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 | Date 6-25-26 | $ 1,000.00 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 City of Monroe South A1 East A1 West A1 & R1OSC

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

Commission District: 5-Jeremy Adams Watershed: Alcovy River W-P1 TMP ✓

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

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

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

_____yes ___X____ no

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

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

This disclosure must be filed when the application is submitted.

Signature of Applicant/Date

Check one: Owner_____ Agent__X____

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: 81 Investment Company LLC

Address: PO Box 200 Monroe, GA 30655

Telephone: 678-373-0536

Location of Property: Cedar Ridge Rd.

Monroe, GA 30655

Map/Parcel Number: C0910004

Current Zoning: A1 Requested Zoning: R1 OSC

Property Owner Signature

Property Owner Signature

Print Name: Ned Butler, Vice President

Address: PO Box 200 Monroe, GA 30655

Phone #: 678.373.0536

Print Name:

Address:

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.

Notary Public

Date 4/19/26

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;

The adjoining property to the west has been developed into a R1 OSC subdivision. The property to the East and North East are A1,to the North is a higher denisty city of Monroe Zoning. Hwy 78 borders the south.

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

Property values are not anticipcated to be diminished by the proposed zoning.

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

The proposed zoning will provide addtional housing for the local area with no anticipated destruction of surrounding property values.

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

The proposed zoning will provide addtional housing and tax basis to the public.

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

The proposed use is for a residential use that coincides with the surrounding uses. The proposed use also follows along with the Land Use Map of a Employment Center character.

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 appear to have been vacant for many years.

R|H

June 25, 2026

Walton County Planning Department
Attention: Kristi Parr
126 Court St.
Monroe, GA 30655

Mrs. Parr,

Reliant Homes GA, LLC is requesting a land use change and rezone of parcel number C0910004 located on Cedar Ridge Road in Monroe, GA Walton County. The request is to rezone the 32.479 acres to R1-OSC from A1 for development of a 20 lot subdivision which would require a change in land use from Employment Center to Neighborhood Residential.

Kind Regards,

Ned Butler
Vice President
Reliant Homes GA, LLC

BK: 128 PG: 592-592
Filed and Recorded
06-16-2026 03:09 PM
DOC# P2026-000143
Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

N

GRID NORTH GA. WEST ZONE

GENERAL SURVEY NOTES

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83)
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
3) DATE OF FIELD SURVEY 4/20/26
4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE IN THE GEORGIA COUNTY LISTED.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
6) THE CERTIFICATION, AS SHOWN HEREON , IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7) A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER WALTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 13297C0125E, DATED DECEMBER 08, 2016.
8) SUBJECT PROPERTY LIES WITH IN THE ALCOVY RIVER WATER PROTECTION AREA (W-P1)

CLOSURE STATEMENT

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,417 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 638,484 FEET.

REFERENCES

1. – D.B. 162 PG. 197
2. – D.B. 162 PG. 195
3. – P.B. 28 PG. 189
4. – P.B. 26 PG. 191

VICINITY MAP N.T.S.

SITE

LEGEND

BL/+ BUILDING LINE
CL/+ CENTER LINE
G&G/+ CURB & GUTTER
CMF/+ CONCRETE MONUMENT FOUND
CMP/+ CORRUGATED METAL PIPE
CTP/+ CRIMP TOP PIPE
D.B. DEED BOOK
DIP/+ DUCTILE IRON PIPE
DE/+ DRAINAGE EASEMENT
ELEV/+ ELEVATION
EP/+ EDGE OF PAVEMENT
FFE/+ FINISHED FLOOR ELEVATION
GMD/+ GEORGIA MILITIA DISTRICT
INV/+ INVERT ELEVATION
IPF/+ IRON PIN FOUND
IPS/+ IRON PIN SET
LL/+ LAND LOT
LLL/+ LAND LOT LINE
MFE/+ MINIMUM FINISHED FLOOR ELEV.
N/F NOW OR FORMERLY
RCP/+ REINF. CONCRETE PIPE
P.B. PLAT BOOK
P.O.B.+ POINT OF BEGINNING
POL/+ POINT ON LINE
RBF/+ REBAR FOR FOUND
RCP/+ REINFORCED CONCRETE PIPE
R/W/+ RIGHT OF WAY
STA/+ STATION
SSE/+ SANITARY SEWER EASEMENT
TBM/+ TEMPORARY BENCHMARK
T.P.O.B.+ TRUE POINT OF BEGINNING
UTP/+ UNDERGROUND TELEPHONE PEDESTAL
LP/+ LIGHT POLE
PP/TP/+ POWER POLE OR UTILITY POLE
SMH/+ SANITARY SEWER MANHOLE
DCB/+ DOUBLE WING CATCH BASIN
SCB/+ SINGLE WING CATCH BASIN
JB/+ JUNCTION BOX
OS/+ OUTLET STRUCTURE
WM/+ WEIR MULT
HW/+ HEADWALL
DI/+ DROP INLET
FES/+ FLARED END STRUCTURE
FH/+ FIRE HYDRANT
WV/+ WATER VALVE
WM/+ WATER METER
GV/+ GAS VALVE
SMH/+ SEWER MANHOLE
OHP/+ OVERHEAD POWER LINE
UP/+ UNDERGROUND POWER
OHT/+ OVERHEAD TELEPHONE LINE
UT/+ UNDERGROUND TELEPHONE LINE
GAS/+ GAS LINE
CATV/+ CABLE T.V. LINE
UGTV/+ UNDERGROUND CABLE T.V. LINE
SS/+ SANITARY SEWER LINE
W/+ WATER LINE
FENCE/+ FENCE
FL/+ FLOOD LINE
TREE/+ TREE
UTP/+ UNDERGROUND TELEPHONE PEDESTAL

N/F
RIVER STATION WALTON COUNTY HOMEOWNERS
D.B. 5441 PG. 192
P.B. 123 PG. 198
TAX PARCEL: N09180030
ZONING: R1-OSC

APPROX. FLOOD LIMITS

100' GA. POWER COMPANY EASEMENT

S28°12'49"E 1031.85'

N/F
JOHN THOMAS ROBERTSON
D.B. 580 PG. 256
TAX PARCEL: C0910010
ZONING: A1

DITCH MEANDERS ALONG P.L.

1/2"RBWC (ON LINE)

N15°19'19"E 1591.42'

-SUBDIVIDED AS RIVER STATION-
P.B. 127 PG. 7
ZONING: R1-OSC

1" ROD FOUND

S29°39'14"E 324.17'

150' STREAM SETBACK
100' COUNTY STREAM BUFFER
25' STATE WATERS BUFFER
CREEK
APPROX. L.L. 29

1/2"RBF (ON LINE) (34.66' BACK)

N/F
HAWK RYSE, LLC
D.B. 4380 PG. 439
TAX PARCEL: C0910007
ZONING: A1

S28°40'55"E 583.10'

ZONE 'A', NO BFE
APPROXIMATE 100 YR FLOOD LIMITS
ZONE 'X'

32.479 ACRES
AFTER COMBINATION
TAX PARCEL: C0910004

TO BE COMBINED

ORIGINAL P/L

2-1/2"POST FOUND

S27°13'05"W 488.20'

N/F
GIL HENAO & DZMANAN ISMAIL
D.B. 5352 PG. 102
P.B. 53 PG. 175
TAX PARCEL: C0910003
ZONING: A1

N13°12'20"E 568.56'

1/2"CTP

R=2438.25'
L=118.86'
CH=118.85
N87°36'18"W

BOLT FOUND

N89°41'24"W 251.31'

±646.64' TOTAL ALONG R/W TO R/W OF RIVER STATION DRIVE

IPS

N03°42'58"W 9.34'

496.10'

S86°17'02"W

R=232.84' L=385.86'
N89°48'57"E CH=385.42'

WEST WINDLE

IPS

R/W

UNDERGROUND FIBER OPTIC CABLE MARKER

22.5' ASPHALT PAVING

GA. S.D.T. LIMITED ACCESS LINE

50' R/W

CEDAR RIDGE ROAD
F.K.A. FRONTAGE ROAD #1
R/W VARIES
D.B. 53, PG. 104

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat 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 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3125

GEORGIA REGISTERED KEVIN LEE CANN LAND SURVEYOR

The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

Ronald C Smith
Walton County Planning and Development

6/18/2026
Date

GRAPHIC SCALE 1" = 80'

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

COMBINATION PLAT FOR:
RELIANT HOMES,LLC
PO BOX 2655
LOGANVILLE, GA, 30052
CONTACT INFO:
MR. NED BUTLER
(678) 373-0536

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

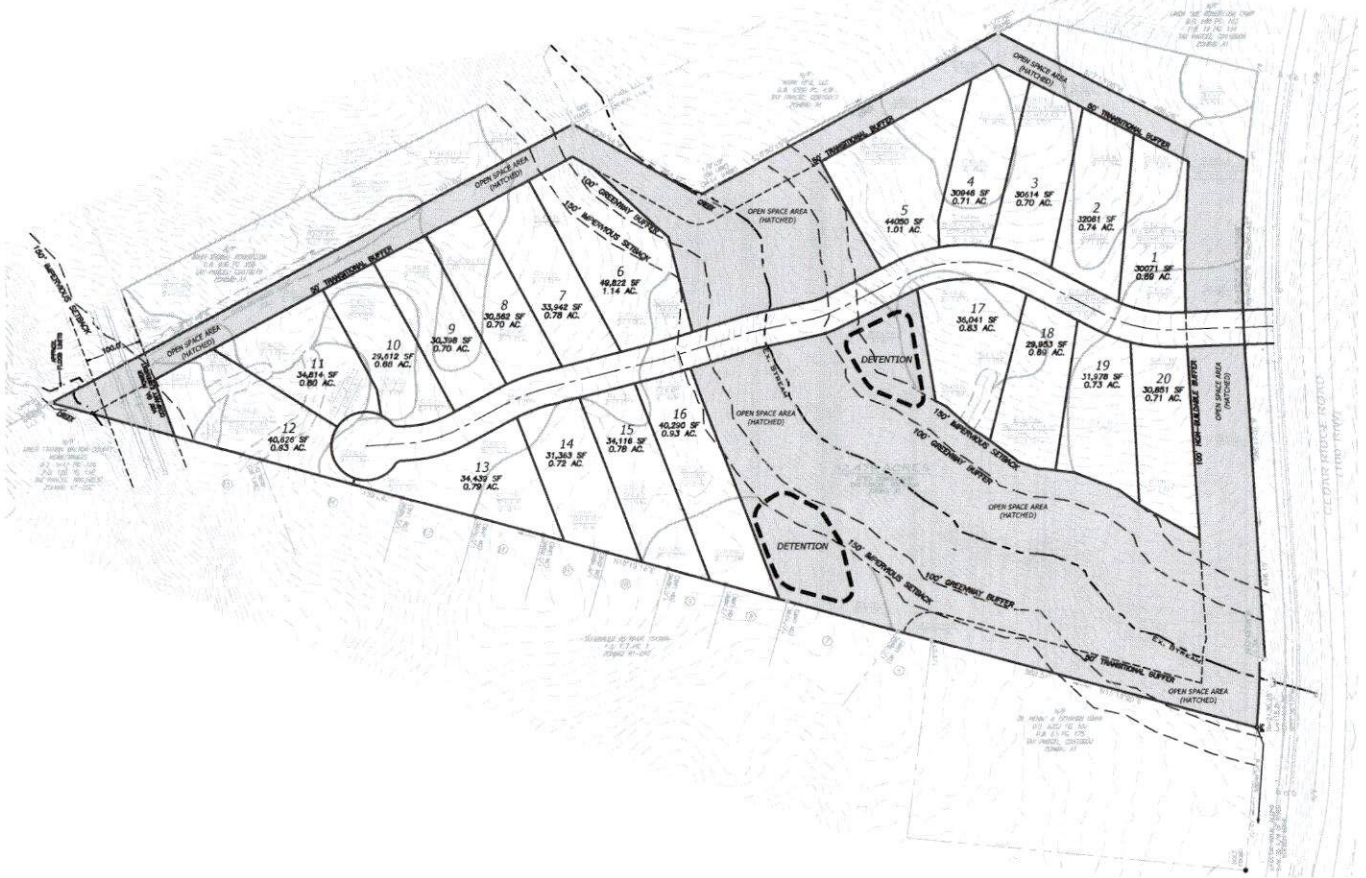
NORTHEAST LAND SURVEYING

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: CEDAR RIDGE ROAD TRACTS	DRAWN: KLC	SCALE: 1"=80'
Project Address: CEDAR RIDGE ROAD	CHECKED: CDN	1 OF 1
Land Lot No.(s): 7 District: 3rd	DATE OF FIELD WORK: 4/20/26	SHEET
City: County, State: WALTON COUNTY, GEORGIA	DATE: 05/05/26	PROJECT No.: 26-021

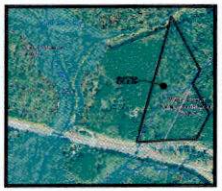
THIS PLAT IS NOT FOR FINAL RECORDING

"ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL BY THE WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS."



VICINITY MAP N.T.S.

THE GPS LOCATION OF THE CONSTRUCTION EXIT IS: 33.8045 NORTH, -83.7519 WEST.



FLOOD MAP N.T.S.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ZONE A PER F.E.M.A. FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA, FIRM PANEL NO. 13297C0125E, EFFECTIVE DATE DECEMBER 8, 2016.

GRAPHIC SCALE

100 0 100 200

(IN FEET)

1 INCH = 100 FT.

NORTH

GENERAL SITE NOTES:

1. SITE DESCRIPTION: LOCATED AT THE NORTH SIDE OF CEDAR RIDGE RD. TO THE EAST OF THE INTERSECTION WITH RIVER STATION DR. IN WALTON COUNTY, GEORGIA.
2. TOTAL SITE AREA IS = 32.479 AC.
3. PROJECT SITE ZONED: A1 IN THE ALCOVY RIVER (W-P1) WATERSHED OVERLAY. REQUESTING REZONING OF THE PROPERTY TO R1 W/OSC OVERLAY PROPOSED USE: RESIDENTIAL LOTS
4. TOTAL LOTS PROPOSED = 20
   LOT DENSITY = 20 UNITS / 32.479 ACRES = 0.62 UNITS/AC
5. BUILDING SETBACKS IN R1 W/ OSC OVERLAY:
   FRONT = 40 FT
   SIDE = 10 FT
   REAR = 40 FT/30 FT AS REQUIRED BY THE L.D.O.
   100' NON-BUILDABLE BUFFER ALONG ADJACENT ROADWAYS
   50' TRANSITIONAL BUFFER ALONG ADJACENT NON-RESIDENTIAL SUBDIVISIONS
6. TOTAL OPEN SPACE AREA REQUIRED IS 8.12 AC. (25% OF 32.479 AC.)
   TOTAL OPEN SPACE AREA PROPOSED IS 44.1% (14.32/32.479)
7. SMALLEST LOT SIZE SHOWN = 29,612 S.F.
8. MIN. LOT SIZE REQUIRED = 28,800 S.F.
9. MIN. HOUSE SIZE = 1,800 S.F. FOR 1 STORY & 2,000 S.F. FOR 2 STORY
10. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A COMBINATION PLAT PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 05/06/2026.
11. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM NOAA GA DNR LIDAR FOR WALTON COUNTY, GEORGIA.
12. THE NATIONAL WETLANDS INVENTORY MAP WAS CONSULTED AND THERE ARE NO WETLANDS IDENTIFIED ONSITE.
13. DEVELOPER: RELIANT HOMES GA, LLC
    P.O. BOX 2655
    LOGANVILLE, GEORGIA 30052
    PHONE NUMBER: (770) 715-2800
    24- HR. CONTACT: CHAD LOCKLEAR
14. SURVEYOR: NORTHEAST LAND SURVEYING, INC.
    P.O. BOX 384
    BRASELTON, GA 30517
    PHONE NUMBER: (770) 466-7720
    SURVEY CONTACT: KEVIN CANN
15. ENGINEER: DAY DESIGN GROUP, INC
    P.O. BOX 548
    BUFORD, GEORGIA 30519
    PHONE: (770) 271-4878
    ENGINEER CONTACT: GINA M. DAY, P.E.
16. SEPTIC SERVICE SHALL BE PROVIDED FOR EACH LOT ON AN INDIVIDUAL LOT BY LOT BASIS. THE BUILDER OF EACH LOT IS RESPONSIBLE FOR THE SEPTIC DESIGN APPROVAL THROUGH WALTON COUNTY HEALTH DEPARTMENT AND THE INSTALLATION OF EACH SYSTEM PER THE WALTON COUNTY HEALTH DEPARTMENT'S DEVELOPMENT REGULATIONS.

REFERENCE WALTON COUNTY COMPERHENSIVE LAND DEVELOPMENT ORDINANCE

ZONING: ARTICLE 4 SECTION 4-1-120 A1 BASE ZONING, & ARTICLE 4 SECTION 4-2-120 OSC SUBDIVISION.

"PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THE OSC CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED ON A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID."

DIRECTOR — DATE
WALTON COUNTY PLANNING & DEVELOPMENT

OWNER
MFT LAND INVESTMENTS, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

DEVELOPER
PRIMARY PERMITEE
RELIANT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA 30052
(770) 715-2800
clocklear@relianthomes.com

24 HOUR CONTACT
CHAD LOCKLEAR
(770) 715-2800

GEORGIA CERTIFICATE OF AUTHORIZATION GINA M. DAY

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

P.O. BOX 548
BUFORD, GA 30519

(770) 271-4878 ph.
(706) 369-6268 fax

DAY DESIGN GROUP, Inc.

RH RELIANT HOMES

CONCEPTUAL REZONING PLAN
FOR
CEDAR RIDGE SUBDIVISION

LOCATED IN
PARCEL # C09100005
LAND LOT 7 - 3RD DISTRICT
WALTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS
		INITIAL DATE OF PLANS
1	06/29/26	

DATE: 06/29/26
DRAWN BY: GMD/JAM
JOB NO.: 25-114

SHEET 1 OF 1

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO APPROVE THE PROJECT LENGTH BUDGET FOR RESURFACING PROJECT, AND TO AMEND THE FISCAL YEAR 2027 BUDGET

WHEREAS, on May 24, 2024, the Walton County, Georgia SPLOST 2025 ("SPLOST V") was approved by voter referendum; and

WHEREAS, Installment payments to the Walton Industrial Building Authority for the acquisition of the Public Safety Complex, transportation projects, parks and recreation projects, building projects, water system improvements, and vehicle and major equipment acquisition are designated SPLOST V projects; and

WHEREAS, the Walton County Board of Commissioners adopted an annual balanced budget for Fiscal Year 2027 on June 2, 2026; 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 2027.

THEREFORE, BE IT RESOLVED by the Walton County Board of Commissioners that the project-length budgets for the Resurfacing 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 2027 be amended to incorporate fiscal year 2027 for the Resurfacing Project.

SO RESOLVED THIS 1st DAY OF September, 2026:

BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA

By: _____
David G. Thompson, Chairman

Attest: _____
Rhonda R. Hawk, County Clerk

[COUNTY SEAL]

WALTON COUNTY PUBLIC WORKS
RESURFACING PROJECT BUDGET

DATE: 8/17/2026
PROJECT: 2026 SPLOST V RESURFACING PROJECT
– Pannell Road from Old Monroe Madison Highway to Monroe City Limits

Project includes resurfacing, building shoulders, seed & straw, and traffic signs and/or striping.

Description	Unit Measure	Totals
Pannell Road	1.30 miles	$206,363

Total Resurfacing Cost: $206,363

Modifications
Total Modification Cost:

Renovations
Total Renovations Costs:

Site Development/Improvements Costs

Description	Unit Meas.	Unit Cost	Totals

Total Site Dev. Costs:

Project Contingency
Total Project Contingency Costs:

TOTAL PROJECT BUDGET $206,363

Walton County Department Agenda Request

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

Department Head/Representative: **Kim McCord**

Meeting Date Request: **09/01/2026**

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

If so, When?

TOPIC: **Agreement with Fulton County SO for Temporary Housing of Inmates**

Wording For Agenda: **Fulton County SO Agreement for Temporary Housing of Inmates**

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Agreement**

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

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

Date forwarded to County Attorney: **08/13/2026**

Has the County Attorney review been completed? **Yes, 08/17/2026**

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:

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE FULTON COUNTY SHERIFF'S OFFICE AND THE WALTON COUNTY SHERIFF'S OFFICE TO BOARD AND PROVIDE FOR THE TEMPORARY HOUSING OF INMATES AT THE WALTON COUNTY JAIL

THIS INTERGOVERNMENTAL AGREEMENT FOR TEMPORARY INMATE HOUSING ("IGA" or "Agreement") is made and entered into upon all parties affixing their signatures on this document between Patrick "Pat" Labat, in his official capacity as Fulton County Sheriff ("Sheriff Labat" or "Fulton Sheriff") and Keith Brooks, in his official capacity as Walton County Sheriff ("Sheriff Brooks" or "Walton Sheriff").

WHEREAS, Walton County owns a jail facility located at 350 Georgia Ave, Monroe, GA 30655, known as the Walton County Jail (the "WCJ");

WHEREAS, the WCJ is placed in the keeping of the Walton Sheriff under O.C.G.A. § 36-9-8;

WHEREAS, the Fulton Sheriff houses both male and female inmates in the Fulton County Jail;

WHEREAS, Fulton County's court system is suffering a significant case backlog from COVID-19 induced court closures, which, at times, has caused the Fulton County Jail to reach and exceed its maximum and operational capacities;

WHEREAS, currently, the Fulton County jail has five hundred thirty (530) beds out of service for maintenance work;

WHEREAS, as a short-term solution to alleviating the overcrowding issues, the Fulton Sheriff desires to enter into an agreement with the Walton Sheriff for boarding of certain Fulton County Inmates at the WCJ, and for provision of certain services related thereto, on an as needed basis;

WHEREAS, the Walton Sheriff, with consent of Walton County as property owner, is willing to house up to sixty-eight (68) Fulton County Inmates at the Walton Sheriff's discretion and in accordance with the terms of this Agreement;

NOW, THEREFORE, in consideration of the mutual benefits flowing from one party to the other, it is hereby agreed as follows:

1. **PURPOSE**
   The purpose of this IGA is to establish the terms under which up to sixty-eight (68) Fulton County Inmates may be housed at the WCJ.

2. **DEFINITIONS**

   For the purposes of this Agreement, the terms below are defined as follows:

"Classification" means the classification and screening requirements set forth in Section 4 of this Agreement and as otherwise required or provided by Walton County or Walton Sheriff's policies.

"Walton County Jail" means the Walton County jail facility located at 350 Georgia Ave Monroe, GA 30655, known as the "WCJ"

"Fulton County Inmate" a person subject to the Fulton Sheriff's custody for whom a request to transfer custody has been made to the Walton Sheriff under this Agreement.

"Policies" means Walton County and Walton Sheriff policies and regulations as applicable to Walton County inmates which shall also be applicable to all Fulton County Inmates requested for transfer or housed by the Walton Sheriff under this Agreement.

3. HOUSING

The Walton Sheriff agrees to provide housing, care, and custody to Fulton County Inmates pursuant to WCJ policies and procedures and consistent with the types and levels of services and programs routinely afforded Walton County's inmate population, and fully consistent with all applicable laws, standards, policies, and procedures applicable to its facility, unless or as specifically modified by this IGA. The number of Fulton County Inmates shall not exceed sixty-eight (68) adult female or male inmates. Adult inmates include those inmates who are seventeen (17) years old. Fulton County Inmates must meet the classification thresholds of Walton County Sheriff's Office, subject to all applicable Walton County policies, or as otherwise approved by the Walton Sheriff or designee.

4. BACKGROUND INFORMATION AND TRANSFER REQUEST/ACCEPTANCE

At least forty-eight (48) hours prior to the transfer and/or acceptance of Fulton County Inmates, the Fulton Sheriff or their designee shall submit a written request to the Walton Sheriff or their designee with the specific number and Fulton classification for each Fulton inmate requested for transfer (hereinafter, the "Request"). At the time of Request, the Fulton Sheriff shall provide the following information, if known to or in possession of the Fulton Sheriff, regarding each Fulton County Inmate: (1) If the Fulton County Inmate has been classified to a special housing unit and/or if the Fulton County Inmate has been classified as protective custody; (2) If the Fulton County Inmate is a violent offender or has displayed violent behavior during present or past incarcerations; (3) If the Fulton County Inmate is an escape risk; (4) If the Fulton inmate has any medical, psychiatric or mental health needs, disabilities or illnesses; and (5) any other classification requirements existing or created pursuant to all applicable Walton County or Walton Sheriff's policies and procedures.

Fulton County Inmates shall not be transferred until written acceptance of said Request is made by the Walton Sheriff or their designee (hereinafter, "Acceptance"). The Walton Sheriff retains the right to refuse any Fulton County Inmate for any reason. The Walton Sheriff shall determine and schedule the date and time for transfer of all Fulton County

Inmates. At the time of transfer, the Fulton Sheriff shall provide the Walton Sheriff with all relevant information concerning the classification and background of each Fulton County Inmate at the time of transfer to the WCJ. The Fulton Sheriff shall also supply the Walton Sheriff with any available medical, dental, psychological, or psychiatric history and information with respect to each Fulton County Inmate. For the purposes of this section, Request(s) and Acceptance via electronic communications between the Parties to a designated Sheriff's representative and working e-mail address shall be acceptable.

5. INMATE DISCIPLINE

If a Fulton County Inmate housed at the WCJ engages in a violation of facility rules that would result in disciplinary charges under WCJ Policy, the Walton Sheriff will notify the Fulton Sheriff of the incident and the inmate may be returned to the Fulton Sheriff's custody. The Fulton Sheriff agrees that a transfer and transport of the Fulton County Inmate back to the Fulton County Jail will be scheduled and completed within twenty-four (24) hours of said notice.

6. COORDINATION

A designated representative of the Fulton Sheriff and Walton Sheriff shall be available twenty-four (24) hours per day, seven (7) days per week to discuss problems or issues pertaining to the housing and administration of the Fulton County inmates. The Walton Sheriff or his designee shall have the sole discretion to act in emergency circumstances (including, but not limited to medical, pandemic or otherwise) or to initiate the transfer of a Fulton County Inmate back into the custody of the Fulton Sheriff.

7. MEDICAL AND OTHER SERVICES

The Walton Sheriff shall provide Fulton County Inmates with in-facility routine medical, dental, psychological, or psychiatric care consistent with the care provided to Walton County inmates and as guided by the American Correctional Association (ACA) and/or National Commission on Correctional Health Care (NCCHC). The Walton Sheriff shall also provide necessary prescription drugs to Fulton County Inmates in the same manner provided to Walton County inmates

Fulton County Inmates shall be responsible for co-payment for health services in the same manner as the Walton Sheriff's own inmate population, and in accordance with WCJ policies. No Fulton County Inmate will be denied necessary health care because of an inability to pay for health services.

The Walton Sheriff agrees to immediately notify the Fulton Sheriff of the need to remove any Fulton County inmate for emergency purposes, including, but not limited to emergency medical, dental, psychological, or psychiatric care. Upon the occurrence of a medical emergency that requires emergency transport to an outside medical facility, the Fulton County Inmate will immediately be deemed to have been returned to the custody of the Fulton Sheriff as soon as the Fulton County Inmate leaves the WCJ and enters the ambulance for emergency transport. However, the Walton Sheriff's deputy or deputies will

accompany the Fulton County Inmate to the outside medical facility and provide security over said inmate until Fulton Sheriff personnel arrive to take over security. Fulton Sheriff agrees that Fulton Sheriff personnel shall arrive to the outside medical facility to take over security of the Fulton County Inmate within four (4) hours of initial notification by the Walton Sheriff.

Fulton Sheriff agrees that the decision by the Walton Sheriff's third-party medical provider to refer inmates to a local hospital for medical care or treatment is in the discretion of said third party medical provider.

If the Walton Sheriff or his designee determines that transfer for non-emergency outside treatment is required, the Walton Sheriff or his designee will notify the Fulton Sheriff and the Fulton Sheriff shall promptly coordinate and provide for such transfer and treatment and/or remove the inmate from WCJ for care or treatment within twenty-four (24) hours from said notification.

Fulton Sheriff acknowledges and agrees that in all instances, the Walton Sheriff shall not be responsible or liable for medical decisions or treatment for or related to any Fulton County inmate.

Fulton Sheriff shall provide Walton Sheriff with any medical records of the Fulton County Inmates upon request of the Walton Sheriff at any time, including prior to the housing of such inmates at the WCJ. Walton Sheriff shall be authorized to provide such records to the contracted medical providers at the WCJ.

8. EMERGENCY MEDICAL CARE COSTS

The Fulton Sheriff shall be solely responsible for all costs and expenses associated with emergency medical care provided to any Fulton County Inmate housed pursuant to this Agreement, including, but not limited to, emergency room treatment, hospitalization, ambulance or other emergency medical transportation, diagnostic testing, procedures, medications, and other medically necessary services arising from the emergency. Emergency medical treatment shall not be delayed pending authorization from FCSO.

9. SPECIALTY MEDICATIONS AND MEDICAL CARE

Notwithstanding anything contained in Section 7 (Medical and Other Services) or any other provisions of this Agreement to the contrary, the Parties expressly agree as follows:

A. Definition. For purposes of this Agreement, "Specialty Medications" shall mean high-cost, non-formulary, limited-distribution, biologic, injectable, infusion-based, or specialty pharmacy medications, including but not limited to medications prescribed for the treatment of Hepatitis C, HIV/AIDS, cancer, multiple sclerosis, autoimmune disorders, rare diseases, or other chronic, complex, or catastrophic medical conditions requiring specialized procurement, handling, administration, or monitoring.

B. Financial Responsibility. The Fulton Sheriff shall be solely and exclusively responsible for all costs associated with Specialty Medications prescribed to or required

by any Fulton County Inmate housed at the Walton County Jail pursuant to this Agreement. Such responsibility shall include, but not be limited to:

1. Acquisition or purchase cost of the Specialty Medication;
2. Specialty pharmacy dispensing fees;
3. Costs associated with administration of the Specialty Medication when outside ordinary in-facility routine care;
4. Laboratory testing, monitoring, or specialty consultations required specifically as a condition of prescribing or continuing such Specialty Medication; and
5. Any outside provider costs directly attributable to Specialty Medication treatment.

Under no circumstances shall the Walton Sheriff or Walton County be financially responsible for Specialty Medications for any Fulton County Inmate.

C. Pre-Authorization. Except in cases of documented medical emergency as determined by the Walton Sheriff's contracted medical provider, the Walton Sheriff or designee shall notify the Fulton Sheriff prior to initiating any Specialty Medication for a Fulton County Inmate. In emergency circumstances requiring immediate administration, notice shall be provided to the Fulton Sheriff as soon as practicable, but no later than twenty-four (24) hours after initiation.

D. Procurement and Payment Procedure. The Parties may mutually agree whether the Specialty Medication will be:

1. Provided directly by the Fulton Sheriff; or
2. Procured by the Walton Sheriff and invoiced to the Fulton Sheriff.

If procured by the Walton Sheriff, the Fulton Sheriff shall reimburse the full invoiced amount within thirty (30) days of receipt of itemized billing. Such billing may be submitted separately from the monthly per diem invoice.

E. Specialty Medical Care. The Parties agree that off-site specialty medical, dental, psychiatric, and psychological care of Fulton County Inmates, to include all examinations, testing, treatments, and procedures, shall be the responsibility of the Fulton Sheriff and that the fees for such specialty medical care shall paid by the Fulton Sheriff.

F. No Delay of Care. Nothing in this Section shall be construed to delay, deny, or interfere with constitutionally required medical care. The Parties acknowledge their obligation to ensure adequate medical treatment consistent with applicable law.

G. Survival. The financial obligations set forth in this Section shall survive termination of this Agreement for any Specialty Medication costs incurred during the term of housing.

10. PER DIEM

The Walton Sheriff agrees, for the Initial Term, to house Fulton County Inmates at a per diem rate of $80 per inmate per detained day. A "detained day" is a maximum of twenty-four (24) hours or any part thereof. The Walton Sheriff shall calculate the Fulton County Sheriff's obligation for each calendar month during the Initial Term of this IGA, and before the end of the next calendar month, shall send a monthly statement showing the Fulton Sheriff's total monthly obligation in care of the Fulton County Sheriff as addressed below:

Invoices shall be submitted as follows:

Via Mail:
Fulton County Sheriff's Office
Attn: Finance Unit
185 Shirley C. Franklin Blvd, S.W.
9th Floor
Atlanta, GA 30303

OR

Via Email:

Email: FCSOPurchasing@fultoncountyga.gov

At minimum, original invoices must reference all of the following information:

1) Vendor Information
    a. Vendor Name
    b. Vendor Address
    c. Vendor Code
    d. Vendor Contact Information
    e. Remittance Address

2) Invoice Details
    a. Invoice Date
    b. Invoice Number (uniquely numbered, no duplicates)
    c. Purchase Order Reference Number
    d. Date(s) of Services Performed
    e. Itemization of Services Provided/Commodity Units

The Fulton Sheriff may make payment via check to the Walton County Finance Department. The Fulton Sheriff shall pay all sums owed under its monthly obligation within thirty (30) days of billing submission.

The per diem rate for any renewal term will be negotiated prior to the time of potential renewal.

11. REFUSAL AND/OR RETURN OF INMATES

A Fulton Sheriff's Deputy shall be present at all times during the Walton Sheriff's screening, booking and classification of Fulton County Inmates. The Walton Sheriff reserves the right to refuse receipt of, or return to the Fulton Sheriff, any Fulton County Inmate at any time for any reason.
If a Fulton County Inmate is accepted into Walton Sheriff custody, and the Walton Sheriff subsequently decides to return the Fulton County Inmate to Fulton, the Walton County Sheriff's Office will provide notice to the Fulton Sheriff, who is responsible for transporting the Fulton inmate back to the Fulton Jail. The return transport shall be scheduled by the Fulton Sheriff and shall take place within twenty-four (24) hours of initial notice from the Walton Sheriff.

12. RELEASE OF FULTON INMATES FROM CUSTODY

The Fulton Sheriff shall be solely responsible for scheduling and coordinating with the Walton Sheriff the release time and dates of each boarded Fulton County Inmate in the Walton Sheriff's custody. In order to avoid misunderstanding or unclear directions, Fulton Sheriff shall be unilaterally responsible for resuming custody of and releasing its boarded prisoners when incarceration is no longer legally justified or required.

In no event shall the Walton Sheriff, or any officer or employee of the Walton Sheriff, have any responsibility to ensure that a boarded prisoner is not (1) improperly released from custody, or (2) improperly detained beyond the period of legal incarceration.

13. TRANSPORTATION

Except in the event of an emergency, the Fulton Sheriff shall be responsible for providing transportation for all Fulton County Inmates, including but not limited to transportation for Court appearances, non-emergency medical or dental care, psychological or psychiatric treatment, or interviewing, or for the release of a Fulton County Inmate. The Fulton Sheriff shall ordinarily provide at least two (2) hours advance notice. Any exception to this 2-hour advanced notice requirement must be approved by the Detention Facility Commander.

14. NOTICES

Official notices and correspondence to the Walton Sheriff shall be delivered in person, transmitted by regular mail or by certified mail, postage prepaid to:

Walton County Sheriff's Office
Attn: Chief Jailor
350 Georgia Ave.
Monroe, GA 30655

Official notices and correspondence to the Fulton Sheriff shall be delivered in person, transmitted by regular mail or by certified mail, postage prepaid to:

Fulton County Sheriff's Office
Attn: Finance Unit
185 Shirley C. Franklin Blvd, S.W.
9th Floor
Atlanta, GA 30303

15. RECORDS, AUDIT

The parties agree upon request to furnish the other party and their Sheriff and agents all non-privileged, non-confidential, public records pertaining to status, criminal record, housing, and medical care of Fulton County Inmates in the WCJ and all medical information associated with all Fulton Inmates for screening and medical purposes subject to all applicable HIPAA requirements.

16. GOVERNMENTAL IMMUNITIES

Notwithstanding anything herein to the contrary, no parties to this IGA waive their sovereign immunity or any other immunity or defense allowed by law.

17. RESERVED.

~~**18. TERM**~~

This IGA will become effective upon the date of signature of all parties. The initial term shall be for twelve (12) consecutive months ("Initial Term"). Thereafter, this IGA shall be automatically renewed for up to three (3) successive one (1) year terms (each one-year term occurring after the initial term shall be referred to as a "Renewal Term"), unless either Party to the IGA provides written notice to the other party of its intent not to renew this IGA at least 30 days prior to the expiration of the then current initial term or Renewal Term. Upon conclusion of the Three Renewal Terms either Party may request renewal of this IGA for an additional term of no more than twelve (12) months by giving notice to the other Party at least thirty days prior to the expiration of the third renewal term. Each renewal after the third Renewal Term requires a formal written amendment authorized and executed by all parties hereto. If the Parties do not renew this IGA after the Initial Term or any Renewal Term, then this IGA shall terminate, and the provisions of Section 21 shall govern return of Fulton County Inmates and per diem fees for any delay beyond the 30-day deadline therein.

19. MODIFICATION OR AMENDMENT

Modification or amendment of this Agreement shall be made only in writing and subscribed to by the parties. No modifications or alterations of this Agreement shall be valid until executed in writing by all parties hereto.

20. WAIVER

The waiver by any party of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach whether of the same or another provision of this Agreement.

21. SEVERABILITY

It is hereby declared to be the intention of this Agreement that its sections, paragraphs, sentences, clauses, and phrases are severable, and should any portion of this Agreement be declared invalid or unconstitutional, the remainder of this Agreement shall remain in full force and effect.

22. TERMINATION

This IGA may be terminated by the Walton Sheriff or Fulton Sheriff for any reason upon thirty (30) days prior written notice to the other party of the intended date of termination.

All Fulton County Inmates that are housed at the WCJ shall be removed from the WCJ by the Fulton Sheriff within thirty (30) days of written notice of termination by either party. For each day beyond the 30-day deadline that a Fulton County Inmate remains at the WCJ, Fulton Sheriff will be in breach of the Agreement, and Walton Sheriff remains entitled to pursue all remedies provided by law for such breach. Fulton Sheriff's payment and obligations hereunder shall survive the termination or non-renewal of this Agreement.

23. ENTIRE AGREEMENT

This IGA contains all the terms and conditions and represents the entire agreement between the parties and supersedes any pre-existing agreements relating to the use of WCJ for housing Fulton County inmates. There are no understandings, representations, or agreements, written or oral, other than those contained in this IGA.

24. LAW

This Agreement shall be construed under the Laws of the State of Georgia. For all disputes under or related to this Agreement, venue shall be in the Superior Courts of Walton County, Georgia.

25. NO THIRD PARTY BENEFICIARIES.

The terms of this Agreement shall be enforceable only by the named parties hereto, there are no intended beneficiaries of this Agreement other than the named parties hereto.

26. CAPTIONS.

The paragraph headings provided herein are provided for convenience and reference only and shall not be utilized in construing the terms hereof.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Walton Sheriff and the Fulton Sheriff have caused this IGA to be duly enacted by their proper officers and so attest with their county seals affixed hereto as set forth in duplicate originals.

WALTON COUNTY SHERIFF

By: Keith Brooks, Sheriff

Date: 8/17/2026

FULTON COUNTY SHERIFF

By: Patrick "Pat" Labat, Sheriff

Date: 8/17/2026

Walton County Department Agenda Request

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

Department Head/Representative: **Kim McCord**

Meeting Date Request: **09/01/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **August 2026**

TOPIC: **Budget Amendment to Reallocate CID Temp position to make position changes and reclassifications**

Wording For Agenda: **Request to Reallocate CID position to make position changes/reclassifications**

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **CID Budget Amendment memo**

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

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

Date forwarded to County Attorney:

Has the County Attorney review been completed?

If this request involves the expenditure of county funds, please answer the following:
Approved in current budget?
Budget information attached?
Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

SHERIFF KEITH BROOKS

WALTON COUNTY SHERIFF'S OFFICE

350 Georgia Avenue, Monroe, Georgia 30655

Office (770) 267-6557

To: John Ward, County Manager

Jennifer Wall, Finance Director

From: Sheriff Keith Brooks

Re: CID Budget Amendment to make Position Changes and Reclassifications

Date: August 20, 2026

Please see the attached documentation to support the following changes to create new positions by reallocating and reclassifying the following funds effective September 7, 2026:

• **Reallocate:**	**CID – 3320 x1 TEMP Records Tech**	**$27,754.45**
• Reclassify:	CID – 3320 Senior Deputy to Investigator	$ 3,184.80
• Reclassify:	CID- 3320 Senior Deputy to Sergeant	$10,422.72
• Step Increase:	Youth Inv. – 3324	$ 2,804.34
• Step Increase:	Uniform Patrol – 3322	$7,360.40
		$23,772.26

Sheriff Keith Brooks

Walton County Department Agenda Request

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

Department Head/Representative: **Kim McCord**

Meeting Date Request: **09/01/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **2025**

TOPIC: **Ford Lease for Five Additional Vehciles and Equipment**

Wording For Agenda: **Ford Lease for Five 2027 Vehicles and Equipment**

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Quotes from Ford, ProLogicits, StalkerRadar and Motorola Solutions**

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

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

Date forwarded to County Attorney:

Has the County Attorney review been completed?

If this request involves the expenditure of county funds, please answer the following:
Approved in current budget?**No-Capital Asset Request**
Budget information attached?
Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

SHERIFF KEITH BROOKS

WALTON COUNTY SHERIFF'S OFFICE

350 Georgia Avenue, Monroe, Georgia 30655

Office (770) 267-6557

To: John Ward, County Manager

Jennifer Wall, Finance Director

From: Sheriff Keith Brooks

Re: New Ford Lease Program Request for Five Additional Vehicles and Equipment

Date: August 20, 2026

Please see the attached documentation to support requesting five additional 2027 Ford Explorers and the required equipment for the Uniform Patrol Division.

Listed below are estimates for the cost of the five additional vehicles as well as quotes for the equipment needed:

- **$393,168.90** Ford Lease Program – Three (3) Year Payment Plan – Includes the cost of Five Explorers and the equipment to be installed by West Chatham Warning Devices, tint and wrapping of all five vehicles
- **$ 30,436.25** ProLogicITS - Computers for Five vehicles
- **$ 20,502.50** StalkerRadar – Radars for Five vehicles
- **$ 31,189.51** Motorola Solutions – Year One – Camera and Radios for Five vehicles

$475,297.16

Sheriff Keith Brooks

FORD CREDIT
Municipal Finance

1 American Road, MD 7500
Dearborn, Michigan 48126
1-800-241-4199, press 1

Financing Quote #106284

August 20, 2026

Municipality: Walton County Board of Commissioners
Dealer: Loganville Ford

Ford Credit Municipal Finance is pleased to provide the following quote for your consideration.
Expiration Date: 10/19/2026

Description	Unit Price
2027 Ford Police Interceptor Utility w/equipment X 5	$393,168.90

Total Asset Cost	$393,168.90
Underwriting Fee	$545.00
Amount Financed	$393,713.90
Number of Payments	12
Payment Timing	Quarterly
Rate	7.94%
Payment Amount	$36,471.19

This quote was prepared assuming the lease qualifies for Federal Income Tax Status for Ford Credit Company LLC under Section 103 of the IRS Code and is not a commitment by Ford Credit Municipal Finance. Financing is subject to credit review.

Thank you for the opportunity to provide this quote. If you have any questions, need additional options, or would like to proceed with the application process, please contact by using the information below.

Sincerely,

Carly Schultz

Carly Schultz
Marketing Coordinator
fcmuni@ford.com
1-800-241-4199, press 1

Ford Motor Credit Company ("FMCC") is providing the information contained in this document for discussion purposes only in connection with a proposed arm's length commercial leasing transaction between you and FMCC. FMCC is acting for its own interest and has financial and other interests that differ from yours. FMCC is not acting as a municipal advisor or financial advisor to you, and has no fiduciary duty to you. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 and the municipal advisor rules of the SEC. FMCC is not recommending that you take an action and you should discuss any actions with your own advisors as you deem appropriate.

ProLogic ITS

Quote #018677 v1

Products

Manufacturer Part Number	Description	Price	Qty	Ext. Price
CF-33YA-04BM	**BSKU, Win11 Pro, Intel Core i5-1345U vPro (up to 4.7GHz), AMT, 12.0in QHD Gloved Multi Touch+Digitizer, 16GB, Intel Iris Xe, 512GB OPAL SSD, Intel Wi-Fi 6E, Bluetooth, 4G EM7595, GPS, COM Splitter, Dual Pass (Ch1:WWAN/Ch2:GPS), Mic and Infrared 2MP Webcam**	$4,511.06	5	$22,555.30
CF-VEK335LMP	**Premium Emissive Mk3 Keyboard for CF-33 Mk3, Mk4 (not compatible with mk1/mk2 tablets). Red Backlight (4 levels). USB-A 5 Gbps -2, USB-A 0.5 Gbps, HDMI, VGA, LAN, SDXC (full-size), Serial (USB), Power, Docking Connector, Kensington Lock. Includes Handle/K**	$530.49	5	$2,652.45
HA-33LDS2	**Havis Premium Laptop 2-in-1 Vehicle Dock (dual pass) for Panasonic TOUGHBOOK 33. USB -6, Serial, LAN -2, HDMI, VGA, Dual RF. Features two front USB ports for easy access. Requires Premium Keyboard (sold separately).**	$912.59	5	$4,562.95
CF-LNDDC120	**Lind 120 Watt 12-32 Volt Input Car Charger for CF-30, CF-31, CF -33, 4K Mk1, Mk2, FZ-40, CF-54, FZ-55, FZ-56, CF-20, FZ-G1, FZ-G2**	$133.11	5	$665.55
			Subtotal:	**$30,436.25**

STALKERradar
applied concepts, inc.

Quote
2128141

855 E. Collins Blvd.
Richardson, TX75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Date: 08/14/2026

Inside Sales Partner: Michael Wiseman
+1-972-801-4888
mwiseman@a-concepts.com

Reg Sales Mgr: Scott Berry
+1-972-837-5129
scottb@stalkerradar.com

Effective From: 08/14/2026 | Valid Through: 11/12/2026 | Lead Time: 40 working days

Bill To:	Customer ID: 028137	Ship To:	FedEx Ground
Walton Co Sheriffs Office 350 Georgia Ave Monroe, GA 30655-2815	Accounts Payable	Walton Co Sheriffs Office 350 Georgia Ave Monroe, GA 30655-2815	Major Chris Kirven

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	5	807-0011-00	DSR 2X-F Radar with LCD Display	36	$3,827.00	$19,135.00
Ln	**Qty**	**Part Number**	**Description**		**Price**	**Ext Price**
1	5	200-0965-60*	ASSY, 2X COUNTING UNIT, 1.5 PCB, ARM PROCESSOR			$0.00
2	5	200-1350-00*	2X LCD Display			$0.00
3	5	200-1468-00	Dual DSR Ka Antenna			$0.00
4	5	200-1468-61	DUAL DSR KA ANTENNA, REAR, IPX9K, FLIP CHIP			$0.00
5	5	200-0919-00	2X Fast Lock Remote w/Screw Latch			$0.00
6	5	200-0769-00	25 MPH/40 KPH KA Tuning Fork			$0.00
7	5	200-0770-00	40 MPH/64 KPH KA Tuning Fork			$0.00
8	5	200-0648-00	Display Sun Shield			$0.00
11	5	200-0245-00	Antenna Tall Deck Mount			$0.00
12	5	155-2591-08	8 Foot Antenna Cable, IP67			$0.00
13	5	155-2591-20	20 Foot Antenna Cable, IP67			$0.00
14	5	200-0622-00	VSS Cable Kit			$0.00
15	5	200-0619-00	2X Documentation Kit			$0.00
16	5	006-0094-00	Fan Noise Suppression Addendum - 2X			$0.00
17	5	035-0361-00	Shipping Container, Dash Mounted Radar			$0.00
18	5	060-1000-36	36 Month Warranty			$0.00
19	5	006-0147-00	Certificate of Accuracy, Stalker Dual/DSR/SII/2X			$0.00
20	5	200-0888-00	Combo Glass Suction Cup Mount		$153.00	$765.00
21	5	155-2211-00	Remote Display Interconnect Cable, 10'		$98.00	$490.00
					Group Total	$20,390.00

Product	$20,390.00	Sub-Total:	$20,390.00
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$112.50
Payment Terms: Net 30 days		**Total: USD**	**$20,502.50**

Vehicle Information:
2026 Ford Interceptor SUV

MOTOROLA SOLUTIONS

QUOTE-3771243
(5) M500 aaS (5) V700 w/ licenses

Billing Address:
WALTON COUNTY SHERIFFS DEPT
303 S HAMMOND DR STE 330
MONROE, GA 30655
US

Shipping Address:
MOBILE COMM DBA CROSSPOINT COMM & DFW COM
885 CRIPPLE CREEK DR
LAWRENCEVILLE, GA 30043
US

Quote Date:08/14/2026
Expiration Date:10/13/2026
Quote Created By:
Peter Picciolo
Pete.Picciolo@motorolasolutions.com

End Customer:
WALTON COUNTY SHERIFFS DEPT
Chris Kirven

Contract: 40035 - STATE OF GEORGIA 99999-001-SPD0000220-0005
Payment Terms:30 NET

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
	M500						
1	WGP02225-650-KIT2	BRACKET DISP/VISTA/ CAMVR POST 2025+EXPL	5		Included	Included	Included
2	WGB-0701A	M500 IN-CAR SYSTEM FR/ CABIN/REAR CAM	5		Included	Included	Included
3	SSV00S06207A	M500 AS A SUBSCRIPTION - FR/CABIN/REAR CAM	5	5 YEARS	$9,780.00	$7,432.80	$37,164.00
4	LSV07S05297A	5Y ESSENTIAL WITH ADVANCED REPLACEMENT M500	5	5 YEARS	Included	Included	Included
	Video as a Service						
5	AAS-BWC-5YR-001	BODY WORN CAMERA AND VIDEOMANAGER EL CLOUD - 5 YEARS VIDEO-AS-A-SERVICE	5	5 YEAR	$4,140.00	$3,146.40	$15,732.00
6	WGB-0176AAS	V300 WIFI BASE FOR M5 VAAS	5		Included	Included	Included
7	WGC02001-VAAS	VIDEOMANAGER EL CLOUD, ANNUAL UNLIMITED STORAGE PER BODY WORN CAMERA VAAS	5	5 YEAR	Included	Included	Included
8	AAS-BWC-WIF-DOC	V300/V700 WIFI CHARGE/ UPLOAD DOCK - VIDEO-AS-A-SERVICE	5	5 YEAR	$300.00	$228.00	$1,140.00

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

QUOTE-3771243
(5) M500 aaS (5) V700 w/ licenses

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
9	WGB-0879A	V700 BWC 1080P FN READY W/REM BATT CM	5		Included	Included	Included
10	LSV07S03512A	ESSENTIAL SERVICE W/ACC DMG AND ADV REPLACEMENT - V700	5	5 YEAR	Included	Included	Included
11	WGP02950A	BATT LIION IP67 4050T	5		$123.75	$94.05	$470.25
	Sierra Wireless Devices						
12	DS1105213	XR80, 5G GEN2 ROUTER, NORTH AMERICA, WI-FI, INCLUDES 1-YEAR AIRLINK COMPLETE	5		$3,241.06	$2,463.21	$12,316.05
13	DS6001444	10IN1 DUAL SHARKFIN ANTENNA - 4X5G/LTE, GNSS, 5XWI-FI 2.4/5GHZ, BOLT MOUNT, 4M, FAKRA, BLACK	5		$768.68	$584.20	$2,921.00
14	DS6001350	MOUNTING BRACKET FOR XR80/90	5		$148.18	$112.62	$563.10
15	DS9010394	UPGRADE AIRLINK COMPLETE TO 5 YEARS (XR80, NEW DEVICE)	5		$503.80	$382.89	$1,914.45
16	DSGWS10025	BASIC ROUTER PROFESSIONAL SERVICES - UPDATE ROUTER FIRMWARE, RECORD IMEI/SERIAL NUMBER, REGISTRATION CODE	5		$47.04	$35.75	$178.75
	VideoManager EL or EX: Video Evidence Management						
17	WGC02003	VIDEOMANAGER EL CLOUD ANNUAL UNLIMITED STORAGE FOR IN-CAR VIDEO SYSTEM PER ADDITIONAL CAMERA*	5	5 YEAR	$2,656.20	$2,018.71	$10,093.55

Subtotal	$108,543.55
Total Discount Amount	$26,050.40
Grand Total	$82,493.15(USD)

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

QUOTE-3771243
(5) M500 aaS (5) V700 w/ licenses

Pricing Summary

		Payment Term		Upfront Sale Price
Upfront Costs*				
				$18,363.60
Upfront Subscription Fee				
	M500	Annually		$7,432.80
	Video as a Service	Annually		$3,374.40
	VideoManager EL or EX: Video Evidence Management	Annually		$2,018.71
Sub Total:				**$31,189.51** Yr 1

		Payment Term	Sale Price	Annual Sale Price	
Year 2 Subscription Fee					
	M500	Annually	$7,432.80	$7,432.80	
	Video as a Service	Annually	$3,374.40	$12,825.91 $3,374.40	Yr 2
	VideoManager EL or EX: Video Evidence Management	Annually	$2,018.71	$2,018.71	
Year 3 Subscription Fee					
	M500	Annually	$7,432.80	$7,432.80	
	Video as a Service	Annually	$3,374.40	$12,825.91 $3,374.40	Yr 3
	VideoManager EL or EX: Video Evidence Management	Annually	$2,018.71	$2,018.71	
Year 4 Subscription Fee					
	M500	Annually	$7,432.80	$7,432.80	
	Video as a Service	Annually	$3,374.40	$12,825.91 $3,374.40	Yr 4
	VideoManager EL or EX: Video Evidence Management	Annually	$2,018.71	$2,018.71	
Year 5 Subscription Fee					
	M500	Annually	$7,432.80	$7,432.80	
	Video as a Service	Annually	$3,374.40	$12,825.91 $3,374.40	Yr 5
	VideoManager EL or EX: Video Evidence Management	Annually	$2,018.71	$2,018.71	

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

MOTOROLA SOLUTIONS

QUOTE-3771243
(5) M500 aaS (5) V700 w/ licenses

Sub Total:	**$51,303.64**
Grand Total System Price (Inclusive of Upfront and Annual Costs)	**$82,493.15**

**Upfront costs include the cost of Hardware, Accessories and Implementation, where applicable.*

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.
- Additional information is required for one or more items on the quote for an order.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.
- Unless otherwise noted in this quote / order, installation of equipment is not included.

DRAFT

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Walton County Public Works
1407 South Madison Avenue
Monroe, Georgia 30655
Telephone (770) 267-1350
Fax (770) 267-1310

John Allman
Director of Public Works

Ray Johnson
Asst. Director of Public Works

August 17, 2026

To: Hannah Correll, Human Resources Director
From: John Allman, Public Works Director
RE: Employee & Position Transfer within Budget Units

Walton County Public Works would like to request an inter-department transfer for Connor Campo. We would like Mr. Campo to be transferred from the Solid Waste budget unit (4530) to the Roadways & Walkways budget unit (4220) under payroll to be effective as soon as possible.

Please let me know if you have any questions or concerns.

Sincerely,

John Allman
Public Works Director

August 4, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 4, 2026 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Amarie Warren, Pete Myers, Timmy Shelnutt, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Asst. Planning Director Ron Smith, Finance Director Jennifer Wall, Sheriff Keith Brooks 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

Walton Co. 4-H, S.A.F.E Shooting Sports Teams were recognized for their 2026 accomplishments. Cooperative Extension Director, Joel Burnsed, recognized Sheriff Brooks for his fund raising event and support of the program. Retirement recognition was given to Herbert Huff, Jr., Fire Rescue, Donna Bohn, Walton Co. Tax Office and Samir Ballouk, Walton EMS. The American Red Cross recognized Walton Fire Rescue for their involvement with the Sound the Alarm Event.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:18 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

ADOPTION OF AGENDA

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

OLD BUSINESS

Repurposing Administrative Portion of Old Jail for Department Expansions (Previously tabled on 6/2 & 7/7)

County Manager John Ward proposed to table the matter until a work session can be held to further discuss the repurposing project and Parks and Recreation. The Board agreed to hold a work session on Tuesday, August 25th from 5:30 p.m. to 6:30 p.m. to discuss Parks and Recreation and 6:30 p.m. to 7:30 p.m. for discussion of repurposing the old jail for department expansions.

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board. He proposed moving the November 2nd meeting to November 10th due to Clerk's training.

Motion: *Commissioner Adams made a motion, seconded by Commissioner Dixon to move the November 2nd meeting to November 10th. All district commissioners voted in favor.*

RESOLUTIONS

Adoption of 2026 Millage Rates for Walton County

Motion: *Commissioner Shelnutt made a motion to adopt the 2026 county-wide millage rate of 12.278 and a fire district millage rate of 2.365. Commissioner Warren seconded the motion. Commissioners Warren, Myers, Shelnutt and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion passed 4-2.*

Adoption of 2026 Millage Rate for Walton County Board of Education

Motion: *Commissioner Warren made a motion to adopt the 2026 millage rate of 15.367 for Walton County Board of Education. Commissioner Shelnutt seconded the motion and all district commissioners voted in favor.*

FY27 Budget Amendments - Sheriff's Office, E911 and Youth Investigations

Motion: *Commissioner Adams made a motion to adopt the FY27 Budget Amendments for the Sheriff's Office. Commissioner Bradford seconded the motion; all district commissioners voted in favor.*

FY27 Budget Amendment and Project Length Budget - SPLOST V - Barrington Manor Resurfacing Project

Motion: *Commissioner Myers made a motion to adopt the FY27 Budget Amendment and Project Length Budget for Barrington Manor Resurfacing in the amount of $69,533.50. Commissioner Warren seconded the motion. All district commissioners voted in favor.*

Intent Resolution - Walton County Water Bond Reimbursement

Motion: *Commissioner Adams made a motion, seconded by Commissioner Myers to approve the Intent Resolution for the Walton County Water Bond Reimbursement. All district commissioners voted in favor.*

PLANNING & DEVELOPMENT

Asst. Planning & Development Director Ron Smith presented the Planning Commission recommendations.

Z26-0158 - Rezone 3.90 acres from R1 to A1 to have personal outside animals - Applicant: Carlos R Barahona/Owners: Anita Panjwani, Arash Punjwani & Cinthia D. Santos Diaz - property located

at 2487 Johnson Road - Map/Parcel C0100016 - District 2

Planning Commission recommended denial.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Carlos Barahona along with his interpreter Samiris Ortiz, spoke in favor. He would like to change zoning to agriculture to have chickens and two ponies for the children. Since his previous denial, he has lodged the animals at his neighbor's property next door which is zoned agriculture. He has 4 acres and the property is not in a subdivision. He does have a chicken coop and the chickens came back over to his property once when he left the coop door open. Lawrence Bowman spoke in opposition to the request. Mr. Bowman stated that since his previous denial, the chickens have remained on the property and that bags of chicken feed constantly being blown over into his yard and that this is a residential area. He presented pictures in support of his claims. Ryan Nesbit, who resides across the street, also spoke in opposition stating this has been an ongoing problem and that Code Enforcement had made many visits. In rebuttal, Mr. Barahona stated that he was not aware when he moved there that the property was not agriculture since the neighboring property is agriculture. His neighbors always complain and have issues with him. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Myers made a motion to deny the request per the Planning Commission recommendation. Commissioner Adams seconded the motion. Commissioners Warren, Myers, Shelnutt, Bradford and Adams voted in favor with Commissioner Dixon opposing the motion. The motion passed 5-1.*

Z26-0139 - Rezone 3.11 acres from R1 to A1 to have personal outside animals - Applicant: Dinko Cepic/Owners: Dinko & Maryssa Cepic - property located at 3460 Stock Road - Map/Parcel C0720061 - District 5

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Dink Cepic spoke in favor. He stated there would be no chickens, just personal animals outside. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion, seconded by Commissioner Warren to approve per the Planning Commission recommendation. All district commissioners voted in favor.*

Z26-0156 – Rezone 7.486 acres from A2 to B2 for a convenience store with fuel pumps and office warehouse/contractor storage buildings – Applicant/Owner: 81 Investment Company, LLC – property located at 5187 Highway 81 & Bay Creek Church Road – Map/Parcel C0390008 – District 1

Planning Commission recommended approval with the following conditions: 1) 10' landscape buffer shall be planted with appropriate evergreen buffer trees per Walton County Tree Ordinance; 2) Frontage of convenience store shall be enhanced with deciduous trees and shrubs; 3)Architectural treatments shall be in keeping with applicant's submitted renderings; 4) Transportation upgrades as recommended by traffic study shall be installed with GDOT and

Walton County Transportation coordination; 5) Outdoor storage shall be prohibited in the storage area.

County Attorney Chip Ferguson opened the public hearing on the matter. Attorney Andrea Gray spoke in favor on behalf of the applicant 81 Investment Company and presented the site plan along with traffic engineering studies. After speaking with neighbors, they had made changes to address their concerns. They are willing to comply with the conditions set forth by the Planning Commission. There was no opposition present.

Motion: *Commissioner Warren made a motion, seconded by Commissioner Myers to approve the rezone per the Planning Commission recommended conditions. All district commissioners voted in favor.*

CONTRACTS

Agreement - Loganville Christian Academy - Sheriff's Office

Motion: *Commissioner Myers made a motion, seconded by Commissioner Adams to approve the agreement subject to County Attorney review. All district commissioners voted in favor.*

Agreement Amendment - MedTrust, LLC - Inmate Per Day Rate Increase

Motion: *Commissioner Adams made a motion to approve the agreement subject to County Attorney review. Commissioner Bradford seconded the motion. All district commissioners voted in favor.*

Agreement Amendment - Summit Food Services - Pathways Inmate Educational Training Program

Motion: *Commissioner Dixon made a motion approving the agreement to be paid from Inmate funds subject to County Attorney review. Commissioner Adams seconded the motion. All district commissioners voted in favor.*

Contract Change Order - Wilson Construction Management, LLC - Dry Pond Road Culvert Replacement - $73,002.08

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Warren to approve the contract change order with Wilson Construction Management, LLC in the amount of $73,002.08. All district commissioners voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of July 7, 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of $25,000 or Greater
3. Declaration of Surplus
4. Ratification of Actions taken by WCWSA on July 9, 2026
5. Acceptance of Right of Way - Alcovy Overlook Subdivision (50’)

6. Agreement Renewal – Victory Baptist School

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

APPOINTMENTS

Walton Industrial Building Authority and Reactivation

Motion: *Commissioner Shelnutt made a motion to appoint Melinda Dally and Morris Jordan to the Walton Industrial Building Authority. Commissioner Dixon seconded the motion. All district commissioners voted in favor.*

EXECUTIVE SESSION

Motion: *At 7:10 p.m., Commissioner Adams made a motion to enter into Executive Session to discuss real estate. Commissioner Shelnutt seconded the motion and all district commissioners voted in favor.*

Motion: *At 7:25 p.m., Commissioner Dixon made a motion, seconded by Commissioner Shelnutt to return to regular session. All district commissioners voted in favor. There were no votes taken in Executive Session.*

ADJOURNMENT

Motion: *Commissioner Adams made a motion, seconded by Commissioner Shelnutt, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:25 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 September 1, 2026

Department		Fund	Description	Payee		Amount
Budget Year FY26 & FY27						
		100	Premium for September 2026-For the Record	One America	$	**49,622.43**
		Various	Replenish Funds In Workers Comp-For the Record	Walton Co BOC Workers Comp Trust Fund	$	**34,741.00**
		Various	Replenish Funds in Health Benefits Trust-For the Record	Walton Co Health Benefits Trust	$	**200,000.00**
Law						
	1530	**100**	General Legal Fees-July 26-For the Record	Atkinson/Ferguson	$	**26,359.94**
IT Dept						
	1535	**100**	Axon Evidence Cloud Storage for DA office Annual Renewal-For the Record	Axon Enterprise, Inc	$	**60,590.07**
Jail						
	3325	**100**	September 2026-Complex Maintenance	TKC Management Services, LLC	$	**93,159.00**
	3325	**100**	Inmate Meals Weeks Ending: 7/10/26, 7/17/26, 7/24/26 and 7/31/26	Summit Food Service, LLC	$	**92,403.29**
	3325	**100**	Inmate Medical-July 2026	MedTrust, LLC	$	**500,108.62**
Fire						
	3520.270	**270**	Extrication Equipment (Cutters, Spreaders, Ram, Brackets)	Municipal Emergency Service, Inc	$	**65,126.56**
E-911						
	3800	**215**	MAP Contract Payment Maintenance Portion-For the Record	Motorola Solutions Inc.	$	**1,040,171.00**
Public Works						
	4220	**100**	Meridian Lake Subdivision-Pavement Preservation Treatment	Holbrook Asphalt, LLC	$	**78,838.65**
Traffic Engineering						
	4270	**100**	Road Striping	Tidwell Traffic Solutions, Inc	$	**100,000.00**

Department	Fund	Description	Payee	Amount
Splost 2019				
4220.19	**323**	Dry Pond Road Culvert Replacement-For the Record	Precision Planning, Inc	**$ 4,734.24**
6220.19	**323**	Stake Meridian Park Pickleball Courts June 2026-For the Record	Precision Planning, Inc	**$ 402.50**
Solid Waste Disposal				
4530	**540**	Tipping Fees-July 26	City of Monroe Public Works	**$ 26,748.88**
Debt Services				
8000	**400**	Body Worn Cameras/In Car Camera System	Motorola Solutions, Inc.	**$ 127,733.01**
8000	**400**	Sheriff's Office Lease Principal & Interest Payment-For the Record	Ford Motor Credit Company	**$ 73,294.69**
Water Authority Operation				
4415	**507**	Annual Software Service and Support-For the Record	Black Mountain Software	**$ 25,740.50**
Water Operations Distribution				
4446	**507**	Meter Parts, Curb Stops, Adapters, Water Meters, Check Valves, Meter Boxes and Lids, Hymax Couplings for Repai of Meters and Lines	Delta Municipal Supply Co, Inc.	**$ 32,982.50**
4446	**507**	Water Testing	Cornish Creek Water Fund	**$ 263,247.00**
4446	**507**	Water Use from Rosebud Rd-For the Record	Gwinnett Co Dept of Water Resources	**$ 31,177.32**
4446	**507**	Water Use from Ozora Rd-For the Record	Gwinnett Co Dept of Water Resources	**$ 63,322.21**
HLC Water Treatment Facility				
	504	Professional Engineer July 26- For the Record	Archer Western Construction	**$ 3,020,677.09**
	504	Water Transmission Facility July 2026/Mains July 2026-For the Record	Atkinson Ferguson LLC	**$ 2,240.00**
	504	Professional Engineer July 2026- For the Record	Engineering Strategies Inc	**$ 6,968.00**
	504	Professional Engineer July 26- For the Record	Jacobs Engineering	**$ 129,530.37**
	504	Water Transmission Mail Phase 2-July 2026 - For the Record	Legacy Water Group, LLC	**$ 2,597,015.73**

Department		Fund	Description	Payee	Amount
		504	Phase 3 appraisal & acquisition- For the Record	LJA Engineering INC	**$ 9,255.00**
		504	Water Transmission Main Phase 1 July 1 to August 5- For the Record	Mid-South Builders, Inc	**$ 3,062,440.13**
		504	HLC Management- Water Treatment- For the Record	Precision Planning INC	**$ 57,807.57**
Hard Labor Creek					
	4405	**508**	Daily Monitoring of Traps & Removal of Animals July 2026-For the Record	Alan D Barton	**$ 2,475.00**
	4405	**508**	HLC O&M-For the Record	Precision Planning, Inc	**$ 3,634.63**
		508	Apalachee River Intake-For the Record	Precision Planning, Inc	**$ 3,445.42**
					$11,885,992.35

Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **September 1, 2026**

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 1st day of September, 2026

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	Superior Court	Speaker Podium	
5	Superior Court	2-Drawer File Cabinet	
2	Superior Court	Chairs	
1	Superior Court	Drum Unit - Panasonic	
2	Superior Court	Panasonic Toner Cartridges	
1	Superior Court	GE Coffee Maker	
2	Superior Court	Staplers	
10	Superior Court	Binders	
1	Superior Court	Plastic Phone Stand	
1	Juvenile	Brother IntelliFax Model 2840	U63274F4J716810
1	Pubic Works	Wacker	5730198
1	Public Works	10,000 Gallon Fuel Tank	
2	Public Works	20.5-25 Used Tires	
2	Public Works	385/65R22.5 Used Tires	
12	Public Works	11R24.5 Used Tires	
4	Public Works	11R22.5 Used Tires	
3	Public Works	84in Used Skid Steer Buckets	
1	Public Works	10' Conex Building	
1	Magistrate	3 hole Punch	
1	Magistrate	Misc. Cords/Parts	
8	Public Defender	Office Chairs	
1	IT	HP ColorLaser Jet Managed E45028	VND3G29786
6	IT	USB Keyboards	
3	IT	USB Webcam	
2	IT	Mouses	

Walton County Miscellaneous Surplus

Items released as County Surplus Property on the 1st day of September, 2026

1	IT	Samsung BE43TH	0A6XHCVNA01668T
1	IT	Dell D/Dock PD01X	CN-0HD206-48643-729-0923
3	IT	Viewsonic VS12512	R9R094700853, S34104600240, R9R094700840
1	IT	Viewsonic VS15562	TVT1832A1468
1	IT	Viewsonic VS15451	TSP1507A5994
1	IT	Viewsonic VS14298	STB114600267
12	IT	Viewsonic VS15453	See atatched
2	IT	Viewsonic VS17287	VBW190402223, VBW204741353
2	IT	Viewsonic VS13513	S4T103102340, S4T103102337
1	IT	HP Probook 6550b	CNU031496G
1	IT	Dell Latitude CPx	129-095-43
1	IT	HP Elitebook 820	BCAL9100CFF740HKMG
1	IT	HP Compaq nc6220	CNU5340KR8
2	IT	EverEx StepNote NC Series NC 1500	8T6925101, 8T6924581
1	IT	Canon DR-C225	GW382127
1	IT	Ricoh SP-1130Ne Scanner	CL0JH01027
1	IT	Canon DR-C225 II	JJ314746
2	IT	Panasonic CF-31	CF-3114412CM
1	IT	Byetspeed H310M	1629C015700739, N/A
2	IT	Dell OptiPlex 3020	6Q90W52
1	IT	HP LaserJet P1505n	CNBK532054, VND3H43203
1	IT	Epson DS-530 II	X8Q2177915
1	IT	Byetspeed 310S Mini	15G100607100AK

Walton County Miscellaneous Surplus

Items released as County Surplus Property on the 1st day of September, 2026

1	IT	Dell LCD Monitor E1713Sb	CN-0HX1KW-74261-374-1C3U
1	IT	HP LaserJet Pro 4001dn	PHBHQ05699
1	IT	HP LaserJet Pro M402dne	PHB5C43887
1	IT	ByteSpeed H610M	1.62245E+14
1	IT	HP Pro 3500 Series MT	MXL41224C4
1	IT	HP LaserJet 1320	CNDC52K106
1	IT	HP LaserJet P2035n	CNB9X77782
1	IT	HP 90W Dock Station Pumba 1.0	5CG452W18L
3	IT	HP Advanced Docking Station	CNU922Z149, CNU922Z0C8, CNU922Z033
1	IT	HP LaserJet P1505	VND3P21607
1	IT	HP ColorLaserJet Managed E45028	VND3G29786
1	Fire	1994 International/E-One 4900 Series	1HTSDN6R4RH564476
1	Fire	2000 International/E-One 4900 Series	1HTSDADR11H333374

IT Viewsonic VS15453

TST162121607

TST162121593

TST162982706

TST162121619

TST162121625

TST162121602

TST162121603

TST162121624

TST162121596

TST162121567

TST163322154

TST163322113

Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **September 1, 2026**

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

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

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the Following Subdivison: Carruth Farms. This will be a 60' Right of Way**

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:

BK: 128 PG: 649-651
Filed and Recorded
08-12-2026 07:31 AM
DOC# P2026-000191

KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY

FINAL PLAT

OF

CARRUTH FARMS

PARENT PARCEL ID C0720107
LAND LOT 55 3rd DISTRICT
WALTON COUNTY, GEORGIA
ZONED R1

ZONING NOTE
THE SUBJECT PROPERTY IS ZONED R1
(SINGLE-FAMILY RESIDENTIAL DISTRICT
PER Z2413060321 (APPROVED 9/13/2024)

NOTES
1. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CONCRETE SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROPOSED
2. WATER SERVICE PROVIDED BY WALTON COUNTY.
3. SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
4. TOTAL SITE AREA
   A. TOTAL AREA – 31.79 ACRES
   B. OPEN SPACE AREA – 5.75 ACRES OR 18%
5. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
6. 20' DRAINAGE EASEMENT ON ALL NATURAL SWALES AND DRAINAGE WAYS.
7. INDIVIDUAL BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUN OFF TO THE DRAINAGE FACILITIES.
8. MINIMUM LOT AREA IS 1 ACRE.
9. MINIMUM FLOOR AREA IS 1,600 SQ. FT.
10. SETBACKS: 40' FRONT; 15' SIDE; 40' REAR.
11. THIS DEVELOPMENT IS IN RELATION TO ARTICLE 4 PART 1 SECTION 1.4.5 OF THE WALTON COUNTY LDC.
12. INSPECTIONS OF THE FUNCTIONALITY OF THE STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORM WATER BMP MAINTENANCE AGREEMENT.
13. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHT OF WAY.
14. TOTAL STREET LIGHTS: 7
15. UTILITY PROVIDERS:
   ELECTRIC – WALTON EMC
   FIBER – COMCAST
   GAS – CITY OF BUFORD
16. TOTAL AREA OF RIGHT OF WAY TO BE DEDICATED TO WALTON COUNTY = 0.930 ACRES / 173,654 SQ.FT.
17. NO IRRIGATION LINES OR SPRINKLERS ARE ALLOWED IN THE RIGHT OF WAY.
18. NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (GA REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS, GA 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS).

FLOOD NOTE
A PORTION OF THE PARENT TRACT DOES LIE WITHIN A FLOOD HAZARD AREA ZONE A, PER FIRM MAP NUMBER 13297C0020F DATED DECEMBER 15, 2023. THE REMAINDER OF THE SUBJECT PROPERTIES LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

REFERENCES
1. SURVEY FOR HARRY B. COSTER BY GREGG & ASSOCIATE AND RECORDED IN PLAT BOOK 2', PAGE 163 WALTON COUNTY RECORDS

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ____27,539____ FEET AND AN ANGULAR ERROR OF __2"__ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE

A ____400 ft.12____ TOTAL STATION AND AN ____EMLOSON____ DATA COLLECTION METHOD USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ____208.17____ FEET

© Copyright 1998 - Technical Survey Services, Inc.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, in whole or in any way without the written permission of this surveyor.
This plat was prepared for the exclusive use of the person, persons, or entity named - the title block. Said use does not extend to any unnamed person without separate permission by the surveyor named hereon.

VICINITY MAP

HEALTH DEPARTMENT LEGEND
- (SEPTIC) SEPTIC SYSTEM LOCATION PLAN REQUIRED
- (ATU) AEROBIC TREATMENT UNIT REQUIRED
- (RM) GRAY REPAIR SYSTEM MAY BE REQUIRED FOR THIS LOT

ENVIRONMENTAL HEALTH NOTES
1. THERE ARE WELL(S) ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY BOUNDARIES, LOCATION AND BUFFER SHOWN.
2. WATER SERVICE PROVIDED BY WALTON COUNTY WATER DEPARTMENT.
3. THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AMENITIES APARTMENTS 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 FRAME HOME FOUNDATION, WALKOUTS, OR TERRACE FILL IS NEEDED AND A LARGE LOT SIZE MAY BE REQUIRED
4. SEPTIC PLANS MAY REQUIRE ADDITIONAL INFORMATION AND/OR A LARGER LOT SIZE

WALTON COUNTY HEALTH DEPARTMENT
The lots shown have been reviewed by the Walton County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided thereon. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit

Signing Authority: _____ Date 7-30-26
Title: EHRM

CERTIFICATE OF WATER SYSTEM PROVIDER
The water system has been installed to our current standards and will be maintained by our employees.

DIRECTOR, WALTON COUNTY WATER DEPARTMENT — 7/27/26 Date

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT
The water system has been installed. Fire Hydrants have been installed according to County regulations.

WALTON COUNTY FIRE DEPARTMENT — 7/17/26 Date

PLANNING DEPARTMENT
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 OF WALTON COUNTY PLANNING AND DEVELOPMENT — 7/31/2026 Date

OWNER/DEVELOPER
AHC BENTLEY GOLD, LLC
4791 BENTLEY ROAD
MONROE, GEORGIA 30655
CONTACT: KIRK ROSENDAHL
(678) 635-7274
construction@rosenhs.com

LAND SURVEYOR
TECHNICAL SURVEY SERVICES, INC.
1861 AUTUMN BOULEVARD, NE
CUMMING, GEORGIA 30017
(770) 922-6751
CONTACT: GARY HIBBS
ghibbs@tss-pf.com

ENGINEER
ALCOVY CONSULTING ENGINEERING & ASSOCIATES, LLC
488 EDWARDS ROAD
DACULA, GEORGIA 30019
(770) 466-8052
CONTACT: SHEEP VAN HUYNH

ENGINEER'S 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.)

7/20/26 Date

OWNER'S ACKNOWLEDGEMENT OF DEDICATION FOR PUBLIC STREETS
I, AHC Bentley Gold, LLC, the owner(s) of the land shown 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 Deed Book 5639 Page 1640

The open space and any other common areas of this subdivision will be owned and maintained by the homeowner's association

Storm Note: Maintenance agreement recorded in Deed Book ____ Page ____

Owner — 7-20-26 Date

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 material 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.

(f) As Required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat 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 15-6-67.

GEORGIA 3424 REGISTERED LAND SURVEYOR

Gary P. Hibbs Jr., R.L.S. #3579 — April 30, 2026 Date

TSS
TECHNICAL SURVEY SERVICES, INC.
1861 Autumn Blvd. NE
Cumming, Georgia 30017
770-922-6751 Office
www.tss-pf.com

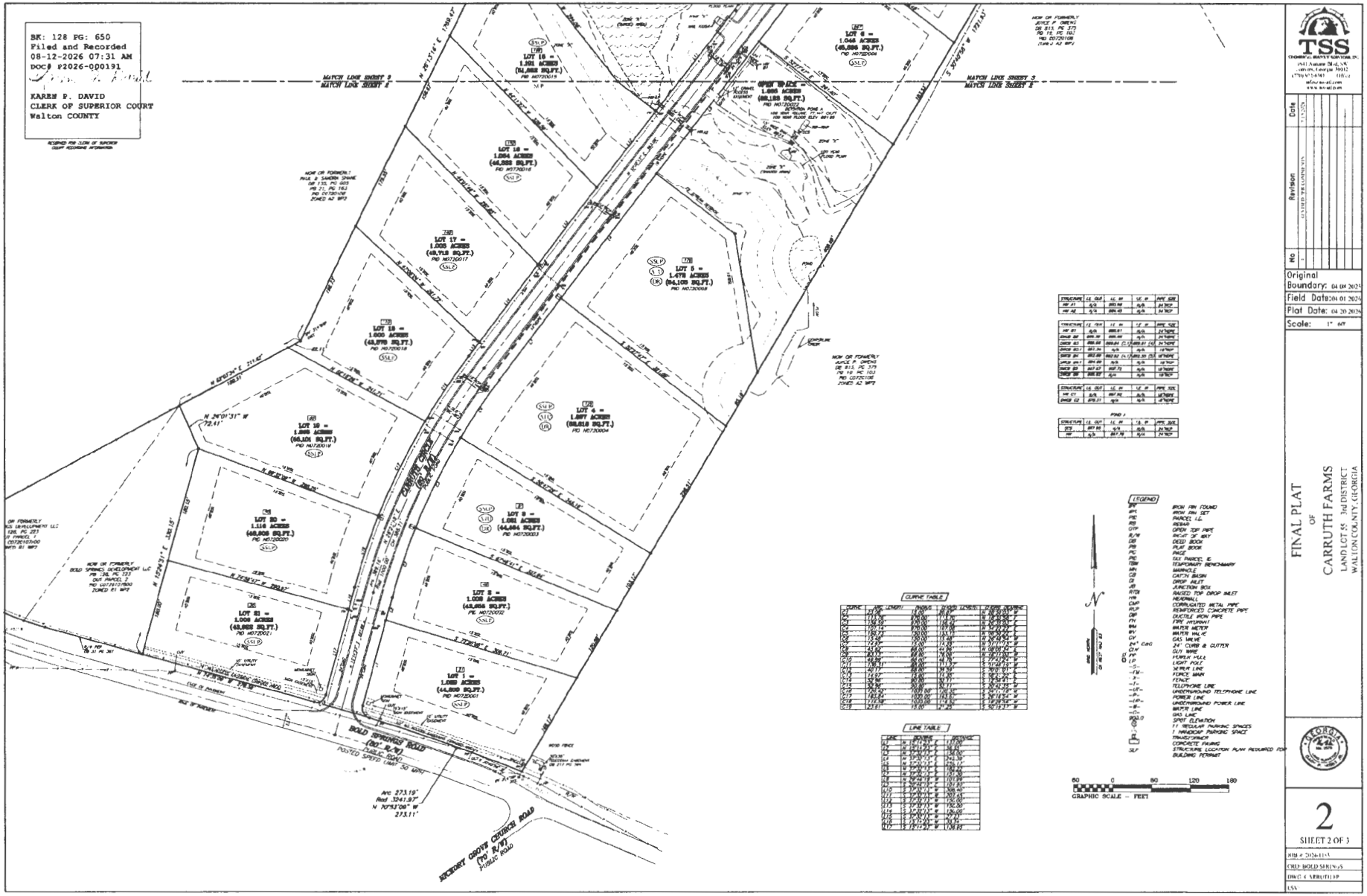
No	Revision	Date
1	REVISED PER COMMENTS	7/29/26

Original Boundary: 04/08/2026
Field Date: 04/01/2026
Plat Date: 04/30/2026
Scale: N/A

FINAL PLAT OF CARRUTH FARMS
LAND LOT 55 3RD DISTRICT
WALTON COUNTY, GEORGIA

1
SHEET 1 OF 3

JOB # 2024-1151
CAD: BOLD SPRINGS
DWG: CARRUTH FP
FSV:



TSS
Commercial Survey Solutions, Inc.
1641 Auburn Blvd, NW
Lawrenceville, Georgia 30043
(770) 915-6401 — Office
info@tss-ga.com
www.tss-ga.com

No	Revision	Date
-	CLIENT REVISIONS	7/15/26

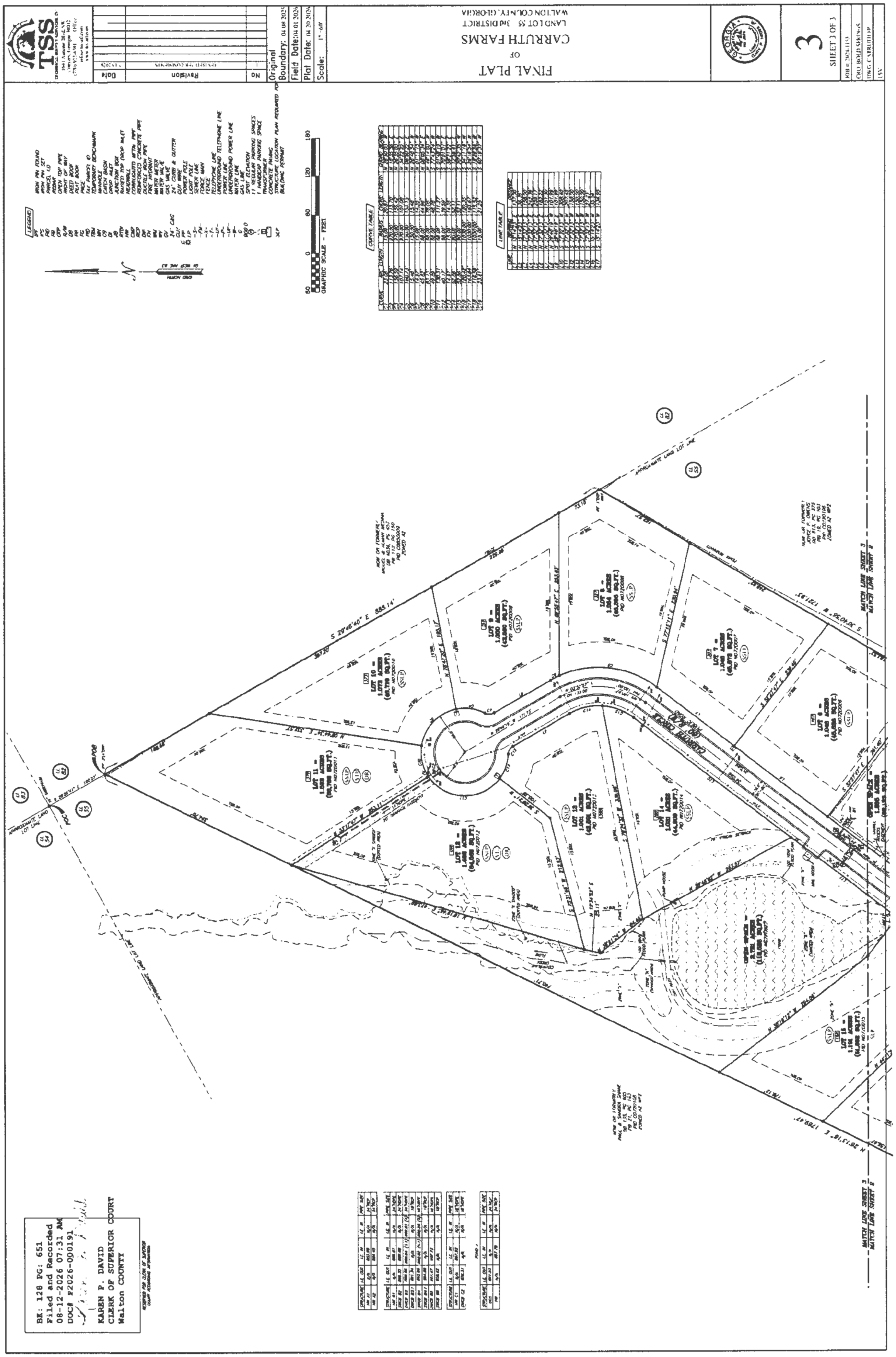
Original Boundary: 04 08 2026
Field Date: 04 01 2026
Plat Date: 04 20 2026
Scale: 1" = 60'

FINAL PLAT
OF
CARRUTH FARMS
LAND LOT 55 3rd DISTRICT
WALTON COUNTY, GEORGIA

2
SHEET 2 OF 3

JOB # 2024-113
CAD: BOLD SPRINGS
DWG: CARRUTH.DP
TSS

Item 11.5.



FINAL PLAT
OF
CARRUTH FARMS
LAND LOT 55 3rd DISTRICT
WALTON COUNTY, GEORGIA
TSS
Original Boundary: 04 08 2025
Field Date: 04 01 2025
Plat Date: 04 20 2026
Scale: 1"=60'
Revision
Date
NO
3
SHEET 3 OF 3
LEGEND
GRAPHIC SCALE - FEET
CURVE TABLE
LINE TABLE
S 29°46'40" E 888.14'
N 26°13'16" E 1769.47'
MATCH LINE SHEET 3
MATCH LINE SHEET 2
APPROXIMATE LAND LOT LINE
BK: 128 PG: 651
Filed and Recorded
08-12-2026 07:31 AM
DOC# F2026-000191
KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY

Walton County Department Agenda Request

Department Name: **EMA**

Department Head/Representative: **Carl Morrow**

Meeting Date Request: **9/1/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **September 2025**

TOPIC: **Standby contract renewal for SDR and Thompson Consulting for debris removal**

Wording For Agenda: **Standby contract renewal for debris removal**

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

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

Department Comments/Recommendation: **This a renewal of the current standby contract we have in place for diasters.**

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?**N/A**
Budget information attached? **N/A**
Comments: **Standby contract only no money needed unless debris services are used**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Contract Extension Agreement **# 1**

This Extension Agreement, made and entered into this _____ day of **September, 2026**, by and between ***Walton County, GA***, hereinafter termed the "Owner", and ***SDR***, hereinafter termed the "Contractor".

WITNESSETH

WHEREAS, the parties entered into a certain Contract Agreement for Disaster Debris Removal Services on the 2nd day of September 2025.

WHEREAS, the parties agree to extend the term of the Contract Agreement in accordance with the terms of the Contract Agreement.

NOW, **THEREFORE**, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. The parties agree to extend the term of the Contract Agreement for a period of 1 year(s), which shall be from the extension effective date to 2027.

2. This extension Agreement shall be binding upon and inure to the benefit of the parties, their successors, and personal representatives. This document, including the original Contract Agreement, is the entire agreement between the parties.

All other terms and conditions of the original Contract Agreement remain unchanged.

Walton County, GA	**SOUTHERN DISASTER RECOVERY, LLC**
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

thompson
CONSULTING SERVICES

August 18, 2026

JB Whelchel
Walton County Purchasing Department
Walton County Historic Courthouse
111 S. Broad Street
Monroe, GA 30655
Joseph.whelchel@co.walton.ga.us

RE: Request for Renewal of Agreement and Exercise of Consumer Price Index Escalation Contract for Disaster Debris Monitoring Services

Dear Mr Whelchel:

Thompson Consulting Services, LLC (Thompson) has been providing Walton County, Georgia (County) with Disaster Debris Monitoring Services since the execution of the contract on September 2, 2025. The current term of the contract is through September 2, 2026 and renewable upon written mutual consent of County and Thompson for an additional four (4) one year terms, to include upon renewal mutually agreed-upon reasonable adjustment of unit rates consistent with relevant federal government price and cost indexes, unless cancelled or terminated as provided therein.

Thompson is providing updated bill rates as reflected in Attachment I using the Consumer Price Index (CPI) as basis for justification of adjustment.

If the County approves of the renewal and CPI adjustment of unit rates, please sign the renewal acceptance below and return to Thompson. Upon execution of this acknowledgement, the contract will continue at the rates reflected in Attachment I until its new expiration date of September 2, 2027.

We hope the County understands the need for Thompson to request the CPI escalation. We believe Thompson offers the best value available for similar services and appreciate the County as our client. If you have any questions or if we can be of any further assistance, please do not hesitate to contact me at (407) 756-7589 or by email nlehman@thompsoncs.net.

Sincerely,

Jon Hoyle (Aug 20, 2026 19:17:51 EDT)

Jon Hoyle
President

Renewal Acceptance
Walton County, Georgia

_____

Name:

Title:

ATTACHMENT I

Series: CPI-U, All Urban Consumers, All Items, 1982-84

	September 2025	July 2026
CPI for Current Period	324.800	332.813
Less CPI for Previous Period		324.800
Equals Index Point Change		8.013
Divided by Previous Period CPI		324.800
Equals		0.0247
Result Multiplied by 100		100
Equals Percent Change		2.47

Section A – Listed Staff Positions

Item No.	Position	Hourly Rate September 2025	Hourly Rate July 2026
1	Project Manager	67.00	68.65
2	Operations Manager	0.00	0.00
3	GIS Analyst	55.00	56.36
4	Field Supervisors	49.00	50.21
5	Debris Site / Tower Monitors	35.00	35.86
6	Load Ticket Data Entry Clerks	5.50	5.64
7	Billing/Invoice Analysts	55.00	56.36
8	Project Assistants	0.00	0.00
9	Field Coordinators (Crew Monitors)	35.00	35.86

REEVES YOUNG

July 24, 2026

Walton County, GA
The Grove, a Walton County Parks & Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager – Ascension Program Management

Change Proposal #43 – Reconciliation of Unit Prices

The following change proposal reflects a credit back to the Owner(s) for unused Contract Unit Price quantities that were not required for completion of the Work. Quantities were field-verified and reconciled against actual amounts utilized. The resulting adjustment reduces the Contract Sum by the value of the unused unit price items in accordance with the Contract Documents and established unit pricing schedules as outlined in Exhibit B – Section C of the contract agreement. All unused quantities have been deducted accordingly.

Description	Qty	Unit	Unit Price	Total	Remaining
1. Rock (Open Excavation)	500	CY	$75.00	$37,500.00	$0.00
2. Rock (Trench Excavation)	1,250	CY	$165.00	$206,250.00	$0.00
3. Excavation of Unsatisfactory Material and Replacement with Crushed Stone	200	CY	$125.00	$25,000.00	$0.00
4. Excavation of Unsatisfactory Material and Replacement with Earth Fill	200	CY	$22.00	$4,400.00	($1,458.43)
5. Excavation of Unsatisfactory Material and Replacement with Surge Stone	200	CY	$175.00	$35,000.00	($2,409.35)
6. Trail Cross-Drains	10	EA	$1,000.00	$10,000.00	($10,000.00)
7. 419 Bermuda Sod	50,000	SQFT	$1.44	$71,875.00	$0.00
Change Order #41 Credit for Bermuda Sod Prep & Irrigation (Between HWY 81 & Pickleball Courts)	1	LS	($9,746.69)	($9,746.69)	($9,746.69)
Credit for Permanent Grassing (Between Community & Maintenance Building)	1	LS	(8,892.50)	(8,892.50)	(8,892.50)
Building J Maintenance Facility Gas Utilities (After Substantial Completion)	1	LS	$4,836.72	$4,836.72	$4,836.72
Electrical Utility Bills Overpaid (After Substantial Completion)	1	LS	$2,919.68	$2,919.68	$2,919.68

Total Cost	**1**	**LS**			**($24,750.57)**
Payment & Performance Bond	0.597	%	$0.00		$0.00
General Liability Insurance	0.811	%	$0.00		$0.00
Builders Risk Insurance	0.174	%	$0.00		$0.00
RY Overhead and Profit	10	%	$0.00		$0.00
TOTAL					**($24,750.57)**

If you have any questions or require any additional information, please do not hesitate to contact us at (404) 503-5719 or via email at jvalerio@reevesyoung.com

Sincerely,

Reeves Young, LLC

Jose Valerio

Assistant Project Manager

Approval

Lose Design (Architect of Record) Signature: _____ Date: 07/31/2026

Ascension PM (Capital Project Manager) Signature: _____ Date: **07.31.2026**

Walton County Signature: _____ Date: _____

Reeves Young Signature: _____ Date: 07/30/2026

Walton County - The Grove
1089 Highway 81, Loganville, GA 30052
July 30, 2026

Change Proposal Log

NO.	DESCRIPTION	TYPE	Change Order #1 (Draft)				DATE	Ballin-Court	COMMENTS
			Approved Changes	RY OBSORBED CHANGES	Pending	RY Days Reserved/Claimed			
1	Musco Credit	Change Proposal	$ (66,000.00)				8/5/2024	Approved	Credit to Walton County from Musco to revert from exceeding contract document specs to match contract document specification requirements.
2	VE PEMB Not Utilized	Change Proposal	$ 304,997.00				8/5/2024	Approved	Contractually accepted VE items S1-S3 for utilizing PEMB structure in lieu of designed structure at buildings E, F, and L was not implemented. The cost associated with this change proposal is to revert the credited amount within the base contract for items S1-S3.
3	Monument Sign Removal Credit	Change Proposal	$ (53,587.05)				8/5/2024	Approved	Credit to Walton County for the Monument Sign that will now be furnished and installed by the owner. RY is to provide conduit stub ups for power only. ROM 10k. Waiting on Signage sub credit. Steel and Masonry Credit received.
4	Building C Kitchen Equipment Changes	Change Proposal	$ 57,862.04				8/6/2024	Approved	Per Bulletin 1 for building C, Kitchen equipment has been modified per the request of the owner.
5	Building C - PVC Line Credit	Change Proposal	$ (485.28)				8/6/2024	Approved	Credit for 1 8" PVC Sleeve at building C that was not needed.
6	Building G - Kitchen Equipment Changes	Change Proposal	Void		Void		8/13/2024	Void	Kitchen Equipment submittal response stated to add additional equipment at the request of the owner to building G. These changes shown in conformed set for reference sent by Lose 08.30.24. Acension mentioned that these changes were now removed. Need direction before pricing.
7	Building C 8" CMU / Plumbing Changes	Change Proposal	$ (1,000.05)				8/26/2024	Approved	6" CMU wall at concessions building C was changed to 8" CMU wall and plumbing re-routed through this wall to avoid exposed lines. Revised drawings provided 09.19.24. Pricing with subs.
8	French Drain Ground Water Remediation	Change Proposal	$ 54,475.25				8/26/2024	Approved	Pricing for french drain to address ground water fields 3 & 4 per Lose detail.
9	Building J Permit / Conformed Set Changes	Change Proposal	$ 28,435.24				9/19/2024	Approved	Emergency Lighting was added to the small Pavilion and Maintenance Building during VE permit review. A water heater (WH-3)Eyewash (P-4), Aluminum Window, and two HM openings were added at building J. Waiting on pricing for aluminum window and added fire extinguisher. Need updated drawings to reflect J1 emergecy fixtures in lieu of added bug eyes
10	Building L - Kitchen Pass Through Sills	Change Proposal	Void		Void		9/25/2024	Void	Per RFI 56 Response, pass through openings at kitchen for building L are to add solid surface sills. This change order has been voided due to Lose rejection stating detail will no longer be required. RFI 56 Response was updated 10.31 to remove the added sill.
11	OCS P2 PVC Pipe Drainage Add per RFI 059	Change Proposal	RY OBSORB	$ 8,549.08	RY OBSORB		10/7/2024	RY OBSORB	Per RFI 59 Response, OCS P2 to add PVC drain pipe and shutt off valve.
12	Building Exterior Skin Changes per RFI 052	Change Proposal	$ 35,483.09				10/8/2024	Approved	Per RFI 052, Exterior skin details at all buildings to reflect z channel, insulation, and pressure treated plywood. RFI response has been updated to revise waterproofing membrane to self sealing to remove the need for the previously added Z-Clips and PT Plywood. RY is currently Reviewing, ROM 30k for the membrane.
13	Building G Emergency Lighting	Change Proposal	$0.00		NO COST		10/9/2024	Approved	Per Building G VE Revisions Permit Set, emergency lighting was added to the large pavilion. Need direction from owner and architect if internal conduit routing is to be added at the PE pavilion structure.
14	Building G Pass Through Kitchen Window	Change Proposal	RY OBSORB				10/10/2024	RY OBSORB	Per RFI 055, a kitchen pass through window is to be added to building G to match building C. RY elected to obsorb subcontractor cost of $765.00 on behalf of Walton County.
15	Building C and G - Gas Line Increase	Change Proposal	$ 9,024.42				1/23/2025	Approved	Per RFI #99 and RFI #149 Response, the gas line has been increased to 2" as the BTU summary did not include HVAC equipment.
16	Building J - Storage and Tools Closet Wall Type Change	Change Proposal	NO COST				11/13/2024	Approved	Per RFI #114 response, RY will install CFMF in lieu of the specified timber framing at the Tools Closet and Storage Rooms in the Maintenance Building.
17	Building L - Storage L39 Additional Steel Joists	Change Proposal		$ 3,404.37			11/14/2024	RY OBSORB	Per RFI #106 Response, additional 2.5k1 joists are to be added at Storage Room L39 that were not shown on the structural drawings.
18	Building L and C CMU CJ Revisions	Change Proposal	$4,435.38			0 Days	11/15/2024	Approved	Per RFI #24 updated response 10.25.24, Building L and C CMU control joints will need to be revised, RY revising per Lose further revisions.
19	CCTV and AV Allowance Overage	Change Proposal	$125,225.76				11/25/2024	Approved	COP contains the difference between material installation costs for the AV/CCTV systems shown in the contract documents and the contractual AV and CCTV allowances. This pricing also includes the additional material and scope changes regarding Access controls, WAP's, CCTV poles, etc. per Walton County's request.
20	Building L Walkoff Matt	Change Proposal	Void		Void		12/9/2024	Void	This CP is for the Walkoff Matts at the vestibules for building L (Community Center). The contract documents note WM in the finish legend but did not specify a product. RY carried Walkoff Matt carpet tile. Cost presented is for the difference in carried vs Lose preffered product. RY waiting for data sheet to submit to CP.
21	Building E Rigid and Attic Insulation Add	Change Proposal	Void		Void		12/10/2024	Void	Per RFI Response and updated VE Conformed Set, Building E is to have rigid and batt insulation added.
22	Building F AVL Infrastructure	Change Proposal	$ 51,173.57				1/30/2025	Approved	Cost for Bulletin #5 (Previously sent as Bulletin #4). Additional infrastructure at Building F ONLY
23	Buildings G and L AVL Infrastructure	Change Proposal	Rejected		Rejected		1/31/2025	Rejected	Cost for Bulletin #5 (Previously sent as Bulletin #4). Additional infrastructure at Buildings G and L ONLY. This cost is now rejected per APM and DCR Media is to provide a turn key package and to coordinate with RY on installation.
24	Building L - Roof Rigid Insulation Add	Change Proposal		$ 56,681.65	Rejected / RY Obsorb	15 Days	2/1/2025	Rejected	Per RFI #159, 3" rigid insulation is to be added to the SSMR assembly. The cost is a ROM 60k.
25	Rock Allowance Overages	Change Proposal	$ 783,273.60			34 Days	2/2/2025	Approved	The cost associated with this change proposal is for the additional quantities pas the unit rate totals listed below.
26	Irrigation and SOD Credit	Change Proposal	Void		Void		2/4/2025	Void	At APM Request, Credit to reduce irrigation system to design documents in lieu of submitted and approved design system. Credit to reduce sod at areas shown in markup layout. No warranties for areas not irrigated and watering due to lack of water will be on T&M. Rates TBD.

27	Building J - Exterior OH Storage Doors Revision	Change Proposal	$4,694.04			0 days	2/5/2025	Approved	Per RFI 141, the exterior maintenance doors will need to be replaced/revised. The cost associated is for the additional cost for new doors.
28	Building C/F - Rigid Insulation Add	Change Proposal	$9,371.21			0 Days	2/18/2025	Approved	Per RFI 141, the exterior maintenance doors will need to be replaced/revised. The cost associated is for the additional cost for new doors.
29	Building J Sewer MH-M1 PVC to DIP Material Change	Change Proposal	$13,774.59			0 Days	2/18/2025	Approved	The change proposal is for material change of roughly 200 LF of 6" PVC pipe to 200 LF of 6" Ductile Iron pipe at Building J's sewer line. In the original Civil drawing bid set "Addendum #3" dated 04.21.23, Sheet C5.27 shows the sewer profile for Building J originally included 200 LF of 6" PVC pipe at MH-M1. This was later revised to 6" Ductile Iron pipe in the "Corrected Conformed Civil Set" dated 08.06.24. Additionally, included in the change proposal is the credit of the 200 LF of 6" PVC pipe.
30	Softball Backstop Pole Design Change and Credit	Change Proposal	$ (10,000.00)			0 Days	2/19/2025	Approved	This COP is for the design change and credit for softballfield backstop poles
31	Bulletin 6 - Amphitheater Permit Changes	Change Proposal	Void		Void		2/25/2025	Void	This COP is for the changes made by permitting included in bulletin #6.
32	Amphitheater Seat Lighting Infrastructre Add	Change Proposal	RY OBSORB	$ 1,069.52	RY OBSORB	0 Days	2/20/2025	RY OBSORB	This COP is for the changes made in the revised site electrical drawings per the conformed set. RY has been told not to price LED strip lighting but additional clarification is needed prior to pricing.
33	Building L Front PE Canopy Light Fixture Alternate	Change Proposal	$0.00		NO COST	0 Days	2/25/2025	Approved	"A1" light fixtures for the front PE Canopy of Building L. The light fixture schedule on drawing sheet E3.1L is shown blank and does not specify a manufacturer or model for the A1 fixture type. RY recommended the CNY LED ALO fixture as the most suitable and cost-neutral option, which was approved by Ascension and Lose Design
34	Building F Amphitheater Seating End Wall Add	Change Proposal	Void	$ -	Void	0 Days	3/14/2025	RY OBSORB	This COP is for the added end walls at the amphitheater seating area per Lose's Amphitheater Wall Exhibit sent on 2.28.25
35	Additional Batting Cage System	Change Proposal	$0.00			0 Days	5/13/2025	Approved	REV 02 - This COP is for the additional batting cage system requested to be added by Walton Co. Unit Prices utilized to cover costs.
36	2HR Fire Rated Door Change Per Building F Bulletin #6 Revision	Change Proposal	Void		Void		3/18/2025	Void	The change proposal is for the door and frame changes made to Building F's Green Room (F05) and Restroom (F06) as specified in Bulletin #6, Permit Required Revision 2.12.25. The Opening Schedule (A8.01F) calls for Doors and Frames F05 & F06 to be 2-hour fire rated to align with the fire wall rating.
37	Building C, G, & F ACT Ceiling Change & Building L LVP Flooring Change	Change Proposal	$0.00		NO COST	0 Days	3/24/2025	Approved	The no cost change proposal is for Building L LVP flooring finish changes and the interior plywood ceiling change to an unperforated acoustic ceiling tile (ACT) and grid system at Buildings C, G, and F, specifically in areas where the approved light fixture type "B1" is call out. It was previously discussed that the recessed "B1" fixture was too wide to fit within the roof truss spacing, requiring either a light fixture change or a ceiling modification
38	Alternate Batting Cage Credit	Change Proposal	$ (10,000.00)			0 Days	3/25/2025	Approved	This is a credit from RY to Walton County for alternate proposed batting cage system
39	Musco Poles Spread Footing & Ground Water Remediation	Change Proposal	$ -			0 Days	6/25/2025	Approved	The following change proposal pertains to groundwater remediation and the installation of spread footings for the four Musco light poles (E1, E2, E3, and C3) located at the softball fields. During excavation for the pole foundations, RY encountered unforeseen site conditions, including groundwater intrusion that caused the foundation footings to fill with water. In an effort to mitigate the issue, RY proposed switching to spread footings at a shallower depth to potentially avoid the groundwater; however, water infiltration persisted. RY then consulted with Lose Design and Matrix Engineering and proceeded in accordance with the guidance provided in RFI 167 and Matrix Report #368. Unit Prices utilized to cover costs.
40	Building F DCR Media Additional Welded Tabs & Re-paint	Change Proposal	$ -			0 Days	7/15/2025	Approved	The following change proposal pertains to the welded tabs required for DCR Media's additional stage lighting, which were not included or shown in Bulletin #5 REV 01 A/V revisions. Additionally, there is an extra paint cost due to re-work needed in the stage area, as it has already been painted. As directed by Ascension PM– to account for all additional costs, Walton County will utilize Unit Price #5 (Excavation of Unsatisfactory Material) as outlined in Exhibit B – Section C of the contract agreement.
41	Additional Installation of Irrigation System & Sod Preperation (Harley Raking) Between HWY 81 and Pickleball Courts	Change Proposal	$ -			0 Days	9/19/2025	Approved	The following change proposal pertains to the request from Walton County to install additional irrigation and sod preparation (Harley raking only) between the Pickleball Courts and HWY 81. Walton County will be self-performing the sod installation. As directed by Ascension PM & Walton County – to account for all additional costs, Walton County will utilize Unit Price #5 (Excavation of Unsatisfactory Material) as outlined in Exhibit B – Section C of the contract agreement
42	Building F RV Electrical Receptacles Relocation	Change Proposal			$ -	0 Days	11/18/2025	Approved	The following change proposal pertains to the request from Walton County to relocate the previously installed RV receptacles at the Loading Dock of the Amphitheater Building. As directed by Ascension PM & Walton County – to account for all additional costs, Walton County will utilize Unit Price #5 (Excavation of Unsatisfactory Material) as outlined in Exhibit B – Section C of the contract agreement.
43	Reconciliation of Unit Prices	Change Proposal			$ (24,750.57)	0 Days	11/19/2025	Walton Co	The following change proposal reflects a credit back to the Owner(s) for unused Contract Unit Price quantities that were not required for completion of the Work. Quantities were field-verified and reconciled against actual amounts utilized. The resulting adjustment reduces the Contract Sum by the value of the unused unit price items in accordance with the Contract Documents and established unit pricing schedules as outlined in Exhibit B – Section C of the contract agreement. All unused quantities have been deducted accordingly.
		Change Order Total	$ 1,341,172.80	$ 68,704.60	$ (24,750.57)				
		APPROVED CHANGES TOTAL	$ 1,341,172.80						

ALLOWANCE TRACKING

	ITEM	BID AMOUNT	CURRENT AMOUNT				DATE	BALL-IN-COURT	COMMENTS
1	CCTV SYSTEM	$ 487,500.00	$ 487,500.00						
2	AV SYSTEM	$ 300,000.00	$ 300,000.00						
	BID TOTAL		$ 787,500.00						
	APPROVED USED		$ 787,500.00						
	REMAINING ALLOWANCE		$ -						

UNIT PRICES

	ITEM	UNIT	CARRIED QTY				QTY USED	UNIT PRICE	TOTAL	REMAINING	USED	COMMENTS
1	Rock (Open Excavation)	Cubic Yards	500.00				927.27	$ 80.00	$ 37,500.00	$ (12,136.20)	$ 48,636.20	Removal of mass rock encountered and requiring excavation. Excavation to plan subgrade, hauling and disposal off site, suitable fill material to original level of rock removed.
2	Rock (Trench Excavation)	Cubic Yards	1250.00				7404.45	$ 132.00	$ 208,250.00	$ (771,137.40)	$ 977,387.40	Removal of mass rock encountered and requiring excavation. Excavation to plan subgrade, hauling and disposal off site, suitable fill material to original level of rock removed.
3	Excavation of Unsatisfactory Material and Replacement with Crushed Stone	Cubic Yards	200.00				200.00	$ 125.00	$ 25,000.00	$ -	$ 25,000.00	Removal of mass rock encountered and requiring excavation. Excavation to plan subgrade, hauling and disposal off site, crushed stone fill material to original level of rock removed. ($25,000.00 of Unit Price used for Change Order #39, Musco Pole Spread Footing & Ground Water Remedediation)
4	Excavation of Unsatisfactory Material and Replacement with Earth Fill	Cubic Yards	200.00				0.00	$ 22.00	$ 4,400.00	$ 1,458.43	$ 2,941.57	Removal of mass rock encountered and requiring excavation. Excavation to plan subgrade, hauling and disposal off site, earth fill material to original level of rock removed. - Unit Price Used for Change Order #35, Additional Batting Cage.
5	Excavation of Unsatisfactory Material and Replacement with Surge Stone	Cubic Yards	200.00				186.23	$ 175.00	$ 35,000.00	$ 2,409.35	$ 32,590.65	Removal of mass rock encountered and requiring excavation. Excavation to plan subgrade, hauling and disposal off site, surge stone fill material to original level of rock removed. ($16,773.20 of Unit Price used for Change Order #39, Musco Pole Spread Footing & Ground Water Remedediation) -- ($3,030.57 of Unit Price used for Change Order #40, Building F DCR Media Additional Welded Tabs) -- ($9,746.69 of Unit Price was used for Change Order #41, Additional Irrigation & Sod Prep)--($3,040.19 of Unit Price was used for Change Order #42, Building F RV Electrical Receptacle Relocation)
6	Trail Cross-Drains	Each	10.00				0.00	$ 1,000.00	$ 10,000.00	$ 10,000.00	$ -	Material and Construction of the trail cross drains per the contract documents
7	419 Bermuda Sod	Square Foot	50000.00				0.00	$ 1.44	$ 71,875.00	$ -	$ 71,875.00	Material, Installation, and Maintenance of common Bermuda Sod as nessary to establish satisfactory lawn as defined in the specifications. Unit Price Used for Change Order #35, Additional Batting Cage.
	TOTAL								$ 25.00	$ 13,867.78		

A	LUMP SUM AMOUNT	$ 39,004,206.00
B	ALLOWANCES	$ 787,500.00
C	UNIT PRICES	$ 390,025.00
D	PENDING CHANGES TOTAL	$ (24,750.67)
E	APPROVED CHANGES TOTAL	$ 1,341,172.80
	CURRENT CONTRACT SUM (A+B+C+E)	$ 41,522,903.80

REEVES YOUNG

Change Order #41 Credit for Bermuda Sod Prep & Irrigation (Between HWY 81 & Pickleball Courts)

September 19, 2025

Walton County, GA
The Grove, a Walton County Parks & Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager – Ascension Program Management

Change Proposal #41 – Additional Installation of Irrigation System & Sod Prep (Between HWY 81 and Pickleball Courts)

The following change proposal pertains to the request from Walton County to install additional irrigation and sod preparation (Harley raking only) between the Pickleball Courts and HWY 81. Walton County will be self-performing the sod installation. As directed by Ascension PM & Walton County – to account for all additional costs, Walton County will utilize Unit Price #5 (Excavation of Unsatisfactory Material) as outlined in Exhibit B – Section C of the contract agreement. See the documentation below for further reference.

Description	Qty	Unit	Unit Price	Total
Visionscapes (Sod Prep/Sod Excluded & Irrigation) – Labor, Material & Equipment	1	LS	$8,735.00	$8,735.00
Total Subcontractor Cost	**1**	**LS**		**$8,735.00**
Payment & Performance Bond	0.597	%	$52.15	$52.15
General Liability Insurance	0.811	%	$70.84	$70.84
Builders Risk Insurance	0.174	%	$15.20	$15.20
RY Overhead and Profit	10	%	$873.50	$873.50
TOTAL				**$9,746.69**
Unit Price - #5 Excavation of Unsatisfactory Material and Replacement with Surge Stone	1	LS	($9,746.69)	($9,746.69)
TOTAL w/ Unit Prices				**$0.00**

If you have any questions or require any additional information, please do not hesitate to contact us at (404) 503-5719 or via email at jvalerio@reevesyoung.com

Sincerely,

Reeves Young, LLC

Jose Valerio

Project Engineer

Change Order #41 Credit for Berm Prep & Irrigation (Between HWY 81 & Pickleball Courts)

45 Peachtree Industrial Blvd Suite 200 770.271.1159
Sugar Hill, GA 30518 reevesyoung.com

Approval

Lose Design (Architect of Record)	Signature:		Date: 10/14/25
Ascension PM (Capital Project Manager)	Signature:	Thomas J. Prine	Date: 10.15.2025
Walton County	Signature:		Date: 10/21/2025
Reeves Young	Signature:		Date: 10/14/2025

Change Order #41 Credit for Bermuda Sod Prep & Irrigation (Between HWY 81 & Pickleball Courts)

CHANGE ORDER

THE GROVE - ADD PREPPING FOR SOD BY COUNTY & IRRIGATION (NEXT TO PICKLE BALL COURTS)

Loganville, GA

Date: 08/25/25

	Description	Quantity	Unit	Price	Amount Dollars
IRRIGATION					
	TO COVER NEW GRASSING BEHIND TENNIS COURTS				
	Added Irrigation	1	Lsum	$ 6,785.00	$ 6,785.00
	2 1.5" CONTROL VALVES 23 TURF ROTORS 140 2" CL 200 PVC MAIN LINE 2 DECODERS 140 14-2 DECODER CABLE				
PRE ONLY FOR SOD					
PREP					
	Prepping for Sod only	39,000	Sqft	$ 0.05	$ 1,950.00

Description	Quantity	Unit	Price	Amount Dollars
IRRIGATION				$ 6,785.00
PRE ONLY FOR SOD				$ 1,950.00
Estimate Total				$ 8,735.00

QUALIFICATIONS - INCLUSIONS/ EXCLUSIONS

Landscape

This is based on drawings provided BY LOSE DESIGN. SHEETS L200 / L211. DATED 3/15/24 Conforming Drawings.
The price includes labor, materials, and tax.
The warranty is for one (1) year except in the case of neglect, damage by others, inadequate maintenance, and 'Acts of God'.
The grade is to be within 1/10th of a foot of final grade.
ALL ITEMS NOT IRRIGATED DUE TO CHANGE IN THE IRRIGATION SYSTEM ARE NOT UNDER WARRANTY. ALL ADDITIONAL HAND WATERING DUE TO DELETION OF IRRIGATION IS A T&M ADDED COST.

Change Order #41 Credit for Bermuda Sod Prep & Irrigation (Between HWY 81 & Pickleball Courts)

PROJECT SPECIFIC ASSUMPTIONS:

BASED ON DRAWING BELOW HIGHLIGHTED IN RED

SODDING PROVIDED, INSTALLED, AND ROLLED BY OTHERS

PROJECT SPECIFIC EXCLUSIONS:

Erosion control
Tree protection
Irrigation repairs
Traffic control/Lane Closures
Cranes for hoisting unless priced above
All Permits & Fees
Soil Amendments for sod areas not included
Hardscapes
Drains/drainage systems unless priced above
Biobarriers/edging/Root Barrier
Hydrovac'ing

General Conditions

All Proposals are good for 60 days of submittal date

ALL NOTES AND COMMENTS LISTED IN THIS PROPOSAL APPLY TOWARD THE CONTRACT.

Change Order #41 Credit for Bermuda Sod Prep & Irrigation (Between HWY 81 & Pickleball Courts)

The Erosion Company, LLC
3207 South Cherokee Lane
Suite 410
Woodstock, GA 30188

The Erosion Company

Credit back to Walton Co for non-compliant permanent grassing at Community Center and in front of Maintenance.

Customer: Reeves Young

Contact Name: Jose Valrerio

Project Name: The Grove
Loganville, GA

Quote Date: July 20, 2026

ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
	INSTALLED ITEMS				
Ds3	Permanent Hydroseed with Straw (seed, fertilizer, lime, organics, hydromulch, tackifier) *does not include cost of water meter*	ACRE	1.50	$3,495.00	$5,242.50
	Rockhound	LS	1.00	$500.00	$500.00
	Dump Trailer	LS	1.00	$650.00	$650.00
	Crew Labor	HR	10.00	$250.00	$2,500.00

ESTIMATED INITIAL INSTALLATION TOTAL: $8,892.50

NOTES:

1. ***Each site visit will have a minimum $500.00 charge.***
2. *Due to market conditions quoted prices are good for 30 days prior to work commencement. Work commencing more than 30 days from the proposal date, may be subject to repricing/recontracting.*
3. *Installed prices include labor, equipment, material, and applicable tax.*
4. ***All prices above do not include Davis Bacon Wages or Certified Payroll.***
5. *Any Training/certification required for any job will be billed at per man per hour labor rates for time spent.*
6. *Temporary Mulch and Temporary Seed are quoted per acre to be applied as needed.*
7. *Unit price for seeding items does not include ground prep, watering, or mowing.*
8. *The permanent seed application does not include a warranty. Rates, terms and conditions for TEC Seeding Warranty are available upon request.*
9. *Unit price reflects installation only; maintenance and removal are not included.*
10. *All quantities are estimated; billing will reflect actual amount installed.*
11. *If TEC is called out for work and the site is not ready a per man per hour charge may be billed for time waiting on site.*
12. *General Contractor responsible for traffic control, utility locates, and construction staking.*
13. *If site conditions require extra labor an additional charge will be added. This may include, but is not limited to, hand trenching, digging in rock, clearing, installing in wetlands, mud matts, mini excavator, and hand transporting material over 500 feet.*
14. *Unless otherwise agreed upon in writing payment terms due upon receipt of invoice.*
15. *Any services not specifically quoted, will be invoiced at current market prices*

TEC is a premiere provider of vegetative and structural best management practices in the Southeast.

Thank you for the opportunity to submit this quote; we look forward to working with you on this and future projects.

Barry Lanford mobile: 404-569-4286
Vice President of Sales
The Erosion Company
blanford@tecompanies.com

TEC performs erosion control services at the direction of the contractor and their designees. Because the services TEC provides are only part of the overall site NPDES compliance package, TEC cannot guarantee that the work performed in its entirety will result in meeting the full requirements of federal, state, county, city, or other jurisdictional requirements. TEC recommends that owners/contractors engage the services of civil engineers, site designers, internal certified employees, and separate NPDES monitoring companies to ensure that their project will comply with all local and state laws.

Authorized by: _____

Date: _____

TEC Representative: _____

Date: _____

24104

LAWRENCEVILLE UTILITIES

City of Lawrenceville Utility Office

Office Hours: Monday - Friday 8am to 5pm
Location: 70 S. Clayton St. Lawrenceville, GA 30046
Email: customerservice@lawrencevillega.org

Phone: (678) 407-6675
Utility Emergency: Dial 911
Call Before You Dig: Dial 811

Account Number	Customer Number	Name	Online Banking Account Number	Bill Number
9004532	220960	REEVES YOUNG	9004532-220960	2322362

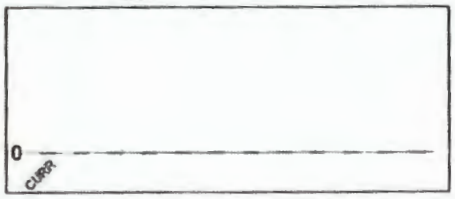
Bill Date	Penalty Date	Service Address	Cycle
12/10/2025	01/01/2026	1089 HWY 81 STE J LOGANVILLE	4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							$0.00
CREDIT BALANCE							$0.00
COMMERCIAL DEPOSIT		11/07/2025	11/24/2025				$500.00
COMMERCIAL GAS	24568393	11/07/2025	11/24/2025	0	0	0	
GAS BASE FEE							$34.00
CONSUMPTION AMOUNT							$0.00
CONNECT		11/07/2025	11/24/2025				$75.00
STATEMENT FEE - NO EB DRFT		11/07/2025	11/24/2025				$2.95
WALTON CO AD VALOREM		11/07/2025	11/24/2025				$1.10
SALES TAX							$2.38
FRANCHISE FEE							$1.02

Due by: 12/31/2025 $616.45
Due after: 12/31/2025 $625.71

RECEIVED
DEC 15 2025

Gas



SPECIAL MESSAGE:

Accounts may be subject to termination if they are 2 months past due, or if the account has remained disconnected for more than 10 days. This is not subject to the disconnect date notice above.

- Payment must be received by the City by due date to avoid late charges.
- Accounts with a Past Due balance (arrears) are subject to disconnection and a disconnect fee.
- Copies of all utility rates, terms, and conditions are available on the Lawrenceville Utilities.com website.

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

LAWRENCEVILLE UTILITIES

738253

Account #	9004532	Customer ID	220960
Bill Year	2025	Bill #	2322362
Please Pay By:			12/31/2025
Total Due:			$616.45

WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
PAY BY PHONE: 1-877-755-7556.
Remit payment and make checks payable to: City of Lawrenceville
P.O. Box 738253
Dallas, TX 75373-8253

REEVES YOUNG
45 PEACHTREE INDUSTRIAL BLVD NW
STE 200
SUGAR HILL, GA 30518

63 02322362 2025 09004532 220960 738253 0000061645 4

LAWRENCEVILLE UTILITIES

City of Lawrenceville Utility Office

106768

Office Hours: Monday - Friday 8am to 5pm
Location: 70 S. Clayton St. Lawrenceville, GA 30046
Email: customerservice@lawrencevillega.org

Phone: (678) 407-6675
Utility Emergency: Dial 911
Call Before You Dig: Dial 811

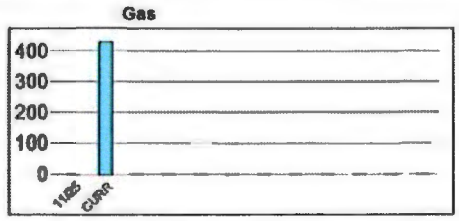
Account Number	Customer Number	Name	Online Banking Account Number	Bill Number
9004532	220960	REEVES YOUNG	9004532-220960	2380353

24104
015300

Bill Date	Penalty Date	Service Address	Cycle
01/14/2026	02/05/2026	1089 HWY 81 STE J LOGANVILLE	4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							-$614.69
OUTSTANDING BALANCE							$1.76
PAST DUE BALANCE - SUBJECT TO DISCONNECTION ON Jan 27, 2026							$1.76
COMMERCIAL GAS	24568393	11/24/2025	12/22/2025	0	428	428	
GAS BASE FEE							$34.00
CONSUMPTION AMOUNT							$430.57
STATEMENT FEE - NO EB DRFT		11/24/2025	12/22/2025				$2.95
WALTON CO AD VALOREM		11/24/2025	12/22/2025				$1.10
SALES TAX							$32.52
FRANCHISE FEE							$13.94

Due by: 02/04/2026 $516.84
Due after: 02/04/2026 $524.60



RECEIVED
JAN 20 2026

SPECIAL MESSAGE:
Accounts may be subject to termination if they are 2 months past due, or if the account has remained disconnected for more than 10 days. This is not subject to the disconnect date notice above.

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DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

LAWRENCEVILLE UTILITIES

738253

Account #	9004532	Customer ID	220960
Bill Year	2026	Bill #	2380353
Please Pay By:			02/04/2026
Total Due:			$516.84

WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
PAY BY PHONE: 1-877-755-7556.
Remit payment and make checks payable to: City of Lawrenceville
P.O. Box 738253
Dallas, TX 75373-8253

REEVES YOUNG
45 PEACHTREE INDUSTRIAL BLVD NW
STE 200
SUGAR HILL, GA 30518

63 02380353 2026 09004532 220960 738253 0000051684 1

LAWRENCEVILLE UTILITIES

City of Lawrenceville Utility Office

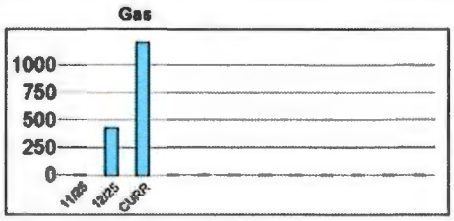
106768

Office Hours:	Monday - Friday 8am to 5pm	Phone:	(678) 407-6675
Location:	70 S. Clayton St. Lawrenceville, GA 30046	Utility Emergency:	Dial 911
Email:	customerservice@lawrencevillega.org	Call Before You Dig:	Dial 811

Account Number	Customer Number	Name		Online Banking Account Number	Bill Number
9004532	220960	REEVES YOUNG	24104 015300	9004532-220960	2438986
Bill Date	**Penalty Date**	**Service Address**			**Cycle**
02/11/2026	03/05/2026	1089 HWY 81 STE J LOGANVILLE			4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							-$507.32
OUTSTANDING BALANCE							$9.52
PAST DUE BALANCE - SUBJECT TO DISCONNECTION ON Mar 03, 2026							$9.52
COMMERCIAL GAS	24568393	12/22/2025	01/29/2026	428	1628	1200	
GAS BASE FEE							$34.00
CONSUMPTION AMOUNT							$1,287.60
STATEMENT FEE - NO EB DRFT		12/22/2025	01/29/2026				$2.95
WALTON CO AD VALOREM		12/22/2025	01/29/2026				$1.10
SALES TAX							$92.51
FRANCHISE FEE							$39.65

Due by: 03/04/2026 $1,467.33
Due after: 03/04/2026 $1,489.33



RECEIVED
FEB 17 2026

SPECIAL MESSAGE:

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✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

LAWRENCEVILLE UTILITIES

738253

Account #	9004532	Customer ID	220960
Bill Year	2026	Bill #	2438986
Please Pay By:			03/04/2026
Total Due:			$1,467.33

WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
PAY BY PHONE: 1-877-755-7556.

Remit payment and make checks payable to: City of Lawrenceville
P.O. Box 738253
Dallas, TX 75373-8253

REEVES YOUNG
45 PEACHTREE INDUSTRIAL BLVD NW
STE 200
SUGAR HILL, GA 30518

63 02438986 2026 09004532 220960 738253 0000146733 2

24104

LAWRENCEVILLE UTILITIES

City of Lawrenceville Utility Office

Office Hours: Monday - Friday 8am to 5pm
Location: 70 S. Clayton St. Lawrenceville, GA 30046
Email: customerservice@lawrencevillega.org

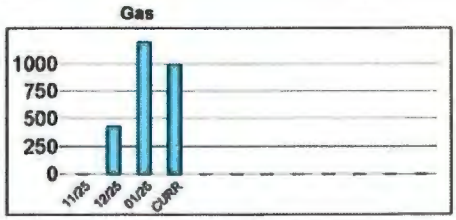
Phone: (678) 407-6675
Utility Emergency: Dial 911
Call Before You Dig: Dial 811

Account Number	Customer Number	Name	Online Banking Account Number	Bill Number
9004532	220960	REEVES YOUNG	9004532-220960	2497394

Bill Date	Penalty Date	Service Address	Cycle
03/11/2026	04/02/2026	1089 HWY 81 STE J LOGANVILLE	4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							-$1,467.33
CREDIT BALANCE							$0.00
COMMERCIAL GAS	24568393	01/29/2026	02/27/2026	1628	2621	993	
GAS BASE FEE							$34.00
CONSUMPTION AMOUNT							$1,286.93
STATEMENT FEE - NO EB DRFT		01/29/2026	02/27/2026				$2.95
WALTON CO AD VALOREM		01/29/2026	02/27/2026				$1.10
SALES TAX							$92.47
FRANCHISE FEE							$39.63

Due by: 04/01/2026 **$1,457.08**
Due after: 04/01/2026 **$1,478.93**



RECEIVED
MAR 16 2026

SPECIAL MESSAGE:

Accounts may be subject to termination if they are 2 months past due, or if the account has remained disconnected for more than 10 days. This is not subject to the disconnect date notice above.

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DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

LAWRENCEVILLE UTILITIES

738253

Account #	9004532	Customer ID	220960
Bill Year	2026	Bill #	2497394
Please Pay By:			04/01/2026
Total Due:			$1,457.08

WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
PAY BY PHONE: 1-877-755-7556.
Remit payment and make checks payable to: City of Lawrenceville
P.O. Box 738253
Dallas, TX 75373-8253

REEVES YOUNG
45 PEACHTREE INDUSTRIAL BLVD NW
STE 200
SUGAR HILL, GA 30518

63 02497394 2026 09004532 220960 738253 0000145708 0

LAWRENCEVILLE UTILITIES

City of Lawrenceville Utility Office

Office Hours: Monday - Friday 8am to 5pm
Location: 70 S. Clayton St. Lawrenceville, GA 30046
Email: customerservice@lawrencevillega.org

Phone: (678) 407-6675
Utility Emergency: Dial 911
Call Before You Dig: Dial 811

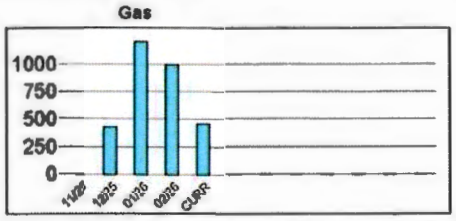
Account Number	Customer Number	Name		Online Banking Account Number	Bill Number
9004532	220960	REEVES YOUNG	106768	9004532-220960	2568606

Bill Date	Penalty Date	Service Address	Cycle
04/08/2026	04/30/2026	1089 HWY 81 STE J LOGANVILLE	4

Description	Meter #	Meter Read Date Start	Meter Read Date End	Meter Read Usage Start	Meter Read Usage End	Total Usage	Amount
PAYMENTS AND ADJUSTMENTS							$21.85
OUTSTANDING BALANCE							$21.85
COMMERCIAL GAS	24568393	02/27/2026	03/26/2026	2621	3076	455	
GAS BASE FEE							$34.00
CONSUMPTION AMOUNT							$650.65
STATEMENT FEE - NO EB DRFT		02/27/2026	03/26/2026				$2.95
WALTON CO AD VALOREM		02/27/2026	03/26/2026				$1.10
SALES TAX							$47.93
FRANCHISE FEE							$20.54

RECEIVED
APR 13 2026

Due by: 04/29/2026 $779.02
Due after: 04/29/2026 $790.70



24104 / 015300

SPECIAL MESSAGE:
Accounts may be subject to termination if they are 2 months past due, or if the account has remained disconnected for more than 10 days. This is not subject to the disconnect date notice above.

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DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

LAWRENCEVILLE UTILITIES

738253

Account #	9004532	Customer ID	220960
Bill Year	2026	Bill #	2568606
Please Pay By:			04/29/2026
Total Due:			$779.02

WWW.LAWRENCEVILLEUTILITIES.COM/MAKEPAYMENT
PAY BY PHONE: 1-877-755-7556.
Remit payment and make checks payable to: City of Lawrenceville
P.O. Box 738253
Dallas, TX 75373-8253

REEVES YOUNG
45 PEACHTREE INDUSTRIAL BLVD NW
STE 200
SUGAR HILL, GA 30518

63 02568606 2026 09004532 220960 738253 0000077902 2

City of Lawrenceville, GA

9004532

AR Category: 00 Form Type: T TRANSACTION SUMMARY

Account # / Location	Customer Name	Date	Type	Payment	Amount	Parcel Int. Included
9004532	220960 REEVES YOUNG					
1089	HWY 81 J LGNV GA 30052					
		05/11/2026	Refund		82.25	.00
		05/08/2026	App Dep		-500.00	.00
		05/08/2026	Charge		406.07	.00
		05/04/2026	Payment	BANK XFER	-779.02	.00
		04/30/2026	Penalty		11.68	.00
		04/08/2026	Payment	CHECK CK#	-1457.08	.00
		04/08/2026	Charge		757.17	.00
		04/02/2026	Penalty		21.85	.00
		03/11/2026	Charge		1457.08	.00
		03/05/2026	Payment	BANK XFER	-1467.33	.00
		02/11/2026	Charge		1457.81	.00
		02/09/2026	Payment	BANK XFER	-515.08	.00
		02/05/2026	Penalty		7.76	.00
		01/14/2026	Charge		515.08	.00
		01/07/2026	Payment	BANK XFER	-616.45	.00
		01/02/2026	Penalty		1.76	.00
		12/10/2025	Charge		616.45	.00

RY was refunded a total of $82.25 from Lawrenceville Gas. Stating all outstanding balances were paid in full.

** END OF REPORT - Generated by Jessica Ramirez **

Report generated: 07/27/2026 17:31
User: JESSICAW
Program ID: utacthst

WALTON COUNTY UTILITY BILL RECONCILATION

CITY OF LAWRENCEVILLE

INVOICE	BILL AMOUNT	AMOUNT PAID	DATE PAID	CHECK NO.
2322362	$ 616.47	$ 616.45	12/19/2025	106907
2380353	$ 516.84	$ 515.08	1/23/2026	107535
2438986	$ 1,467.33	$ 1,467.33	2/2/2026	108118
2497394	$ 1,457.08	$ 1,457.08	3/20/2026	108674
2568606	$ 779.02	$ 779.02	4/17/2026	109307

Walton EMC

Customer-Owned Electric Power

770-267-2505

EMC Security — Every Moment Counts — emcsecurity.com

Georgia Proud Walton GAS — Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

Statement Date	Due Date	Amount Due
12/27/25	01/19/26	66.08

Previous Balance	92.84
Payment(s)	-92.84
Balance Forward	0.00
Current Charges	66.08
Total Amount Due	**66.08**

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 HP2 — **REEVES YOUNG LLC** — **770-271-1159**

Account: 965830017 — **Meter: 36374718** — **Commercial**

FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
11/20/25	12/20/25	30	552	619	1	0.04	67	59.78

DEMAND:	READING	ACTUAL	BILLED	
	0.100	0.100	5.075	0.00

Interest on Deposits	-0.45
Franchise Fees for the City of Walnut Grove	2.39
Taxes	4.36
Current Electric Charges	66.08
Previous Balance	92.84
Thank You For Your Payment 12/17/25	-92.84
Total Account Balance	**66.08**

Please detach and return this portion with payment. GA00350F

Walton EMC

Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830017	01/19/26	66.08

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

REEVES YOUNG LLC
45 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL GA 30518-6286

0
6

0000000000 00965830017 00000006608 00000006608 6

Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites:
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites:
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770-267-2505

Customer Service Hours, M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770-267-2505
Toll Free 1-866-936-2427.

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Walkinsville - 2961 Hog Mountain Rd., Suite D

Payment Assistance

Georgia Department of Human Resources
Low Income Energy Assistance Program: 1-877-423-4746

Salvation Army - Project Share: 1-800-25SHARE

Contact our customer service department for the names of local organizations that may provide assistance.

Billing Disputes

If you think your bill is incorrect, you must notify us within 30 days of your bill date by any of the methods listed below. (Please do not write your dispute on the bill.)

Mail	Walton EMC PO Box 260 Monroe, GA 30655 Attention: Customer Service Supervisor
Phone	770-267-2505
Fax	770-267-4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

- Your name and electric or natural gas account number.
- The dollar amount in dispute.
- The item you believe to be in error or desire more information about.

You do not have to pay the amount in dispute while we are investigating your dispute.

The telephone number for the Consumer Affairs Division of the Public Service Commission is 404-656-4501 or 1-800-869-5811 if outside the Atlanta area.

Walton EMC

Customer-Owned Electric Power
770-267-2505

EMC Security — Every Moment Counts
emcsecurity.com

Georgia Proud Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

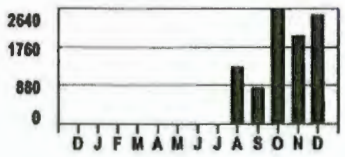
To Report a Power Outage call (770)267-2505

Statement Date	Due Date	Amount Due
12/27/25	**01/19/26**	**1,243.64**

Previous Balance	1,225.86
Payment(s)	-1,225.86
Balance Forward	0.00
Current Charges	1,243.64
Total Amount Due	**1,243.64**

Thank you for your business.

Electric Service



Svc Loc: HWY 81 1089 PAVILLION BLDG G — **REEVES YOUNG LLC** — **770-271-1159**
Account: 965830012 — **Meter: 75348085** — **Commercial**

FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
11/20/25	12/20/25	30	57	78	120	0.04	2520	100.80

DEMAND:	READING	ACTUAL	BILLED	
	0.070	8.400	49.980	1,020.00

Interest on Deposits	-3.59
Franchise Fees for the City of Walnut Grove	44.83
Taxes	81.60
Current Electric Charges	1,243.64
Previous Balance	1,225.86
Thank You For Your Payment 12/17/25	-1,225.86
Total Account Balance	**1,243.64**

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830012	01/19/26	1,243.64

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

REEVES YOUNG LLC
45 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL GA 30518-6286

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6

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Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770-267-2505

Customer Service Hours, M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770 267-2505
Toll Free 1-866-936-2427.

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Walkinsville - 2061 Hog Mountain Rd., Suite D

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Low Income Energy Assistance Program, 1-877-423-4746

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Phone	770-267-2505
Fax	770 267-4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

Your name and electric or natural gas account number.

The dollar amount in dispute.

The item you believe to be in error or desire more information about.

You do not have to pay the amount in dispute while we are investigating your dispute.

The telephone number for the Consumer Affairs Division of the Public Service Commission is 404-656-4501 or 1-800-869-5811 if outside the Atlanta area.

Walton EMC

Customer-Owned Electric Power
770-267-2505

EMC Security — Every Moment Counts
emcsecurity.com

Georgia Proud Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

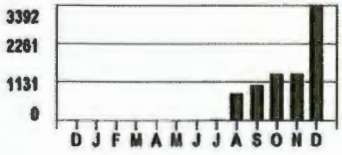
Statement Date	Due Date	Amount Due
12/27/25	01/19/26	694.31

Previous Balance	253.10
Payment(s)	0.00
Balance Forward	253.10
Current Charges	441.21
Total Amount Due	**694.31**

Your account is past due. Disconnect date 01/13/26
Please pay to avoid disconnection.

Electric Service

Svc Loc: HWY 81 1089 RESTROOMS BLDG E — REEVES YOUNG LLC — 770-271-1159
Account: 965830013 — Meter: 99841030 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
11/20/25	12/20/25	30	4670	8062	1	0.04	3392	379.01

DEMAND:	READING	ACTUAL	BILLED	
	6.780	6.780	5.000	0.00

Late Fee	20.00
Interest on Deposits	-0.56
Franchise Fees for the City of Walnut Grove	15.16
Taxes	27.60
Current Electric Charges	441.21
Previous Balance	253.10
Past Due Balance	253.10
Total Account Balance	**694.31**

(Current Bill Due Date Does Not Apply to the Previous Unpaid Balance)

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830013	01/19/26	694.31

Your account is past due. Disconnect date 01/13/26

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

REEVES YOUNG LLC
45 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL GA 30518-6286

0
6

0000000000 00965830013 00000069431 00000069431 1

Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770 267 2505

Customer Service Hours, M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770-267-2505
Toll Free 1-866-936 2427.

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Watkinsville - 2061 Hog Mountain Rd., Suite D

Payment Assistance

Georgia Department of Human Resources
Low Income Energy Assistance Program, 1-877-423-4746

Salvation Army - Project Share, 1-800-253HARE

Contact our customer service department for the names of local organizations that may provide assistance.

Billing Disputes

If you think your bill is incorrect, you must notify us within 30 days of your bill date by any of the methods listed below. (Please do not write your dispute on the bill.)

Mail	Walton EMC
	PO Box 260
	Monroe, GA 30655
	Attention: Customer Service Supervisor
Phone	770 267-2505
Fax	770-267-4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

Your name and electric or natural-gas account number.

The dollar amount in dispute.

The item you believe to be in error or desire more information about.

You do not have to pay the amount in dispute while we are investigating your dispute.

The telephone number for the Consumer Affairs Division of the Public Service Commission is 404-656 4501 or 1-800 869 5811 if outside the Atlanta area.

Walton EMC

Customer-Owned Electric Power
770 267 2505

EMC Security — Every Moment Counts
emcsecurity.com

GEORGIA PROUD Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

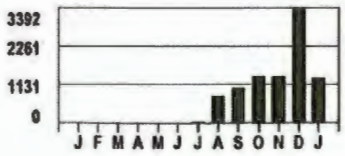
Statement Date	Due Date	Amount Due
01/07/26	01/28/26	360.28

Previous Balance	694.31
Payment(s)	-253.10
Balance Forward	441.21
Current Charges	-80.93
Total Amount Due	**360.28**

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 RESTROOMS BLDG E — REEVES YOUNG LLC — 770-271-1159
Account: 965830013 — Meter: 99841030 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
12/20/25	01/02/26	13	8062	9387	1	0	1325	196.98

DEMAND:	READING	ACTUAL	BILLED	
	5.710	5.710	5.000	0.00

Consumer Deposit	-300.00
Interest on Deposits	-0.13
Franchise Fees for the City of Walnut Grove	7.88
Taxes	14.34
Current Electric Charges	-80.93
Previous Balance	694.31
Thank You For Your Payment 12/29/25	-253.10
Past Due Balance	441.21
Total Account Balance	**360.28**

(Current Bill Due Date Does Not Apply to the Previous Unpaid Balance)

FINAL BILL

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830013	01/28/26	360.28

FINAL BILL

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

REEVES YOUNG LLC
45 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL GA 30518-6286

0
11

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Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770-267-2505

Customer Service Hours, M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770-267-2505
Toll Free 1-866-936-2427.

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Watkinsville - 2061 Hog Mountain Rd., Suite D

Payment Assistance

Georgia Department of Human Resources
Low Income Energy Assistance Program. 1-877-423-4746

Salvation Army - Project Share, 1-800-253-SHARE

Contact our customer service department for the names of local organizations that may provide assistance.

Billing Disputes

If you think your bill is incorrect, you must notify us within 30 days of your bill date by any of the methods listed below. (Please do not write your dispute on the bill.)

Mail	Walton EMC
	PO Box 260
	Monroe, GA 30655
	Attention: Customer Service Supervisor
Phone	770-267-2505
Fax	770-267-4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

Your name and electric or natural gas account number.

The dollar amount in dispute.

The item you believe to be in error or desire more information about.

You do not have to pay the amount in dispute while we are investigating your dispute.

The telephone number for the Consumer Affairs Division of the Public Service Commission is 404-656-4501 or 1-800-869-5811 if outside the Atlanta area.

Walton EMC

Customer-Owned Electric Power
770-267-2505

103440

EMC Security — Every Moment Counts
emcsecurity.com

GEORGIA PROUD Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

Statement Date	Due Date	Amount Due
02/26/26	03/19/26	125.70

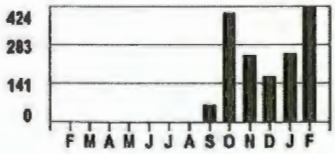
Previous Balance	102.29
Payment(s)	-102.29
Balance Forward	0.00
Current Charges	125.70
Total Amount Due	**125.70**

RECEIVED
MAR 0 2 2026

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 HP4 — REEVES YOUNG LLC — 770-271-1159
Account: 965830020 — Meter: 171710389 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
01/22/26	02/21/26	30	1134	1558	1	0	424	112.96

DEMAND:	READING	ACTUAL	BILLED	
	1.450	1.450	5.000	0.00

Franchise Fees for the City of Walnut Grove	4.52
Taxes	8.22
Current Electric Charges	125.70
Previous Balance	102.29
Thank You For Your Payment 02/09/26	-102.29
Total Account Balance	**125.70**

24104
011330

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830020	03/19/26	125.70

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*****AUTO**ALL FOR AADC 300

REEVES YOUNG LLC 41
45 PEACHTREE INDUSTRIAL BLVD 8653
SUGAR HILL GA 30518-6286

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Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites
Electric: www.waltonemc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770-267-2505

Customer Service Hours, M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770-267-2505
Toll Free 1-866-936-2427

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Watkinsville - 2061 Hog Mountain Rd., Suite D

Payment Assistance

Georgia Department of Human Resources
Low Income Energy Assistance Program: 1-877-423-4746

Salvation Army - Project Share, 1-800-253-HARP

Contact our customer service department for the names of local organizations that may provide assistance.

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	PO Box 260
	Monroe, GA 30655
	Attention: Customer Service Supervisor
Phone	770-267-2505
Fax	770-267-4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

Your name and electric or natural gas account number.

The dollar amount in dispute.

The item you believe to be in error or desire more information about.

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Walton EMC

Customer-Owned Electric Power
770 267-2505

103440

EMC Security — Every Moment Counts
emcsecurity.com

GEORGIA PROUD Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

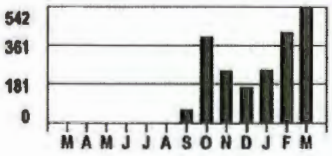
Statement Date	Due Date	Amount Due
03/27/26	04/17/26	145.21

Previous Balance	125.70
Payment(s)	-125.70
Balance Forward	0.00
Current Charges	145.21
Total Amount Due	**145.21**

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 HP4 — REEVES YOUNG LLC — 770-271-1159
Account: 965830020 — Meter: 171710389 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
02/21/26	03/22/26	29	1558	2100	1	0	542	130.49

DEMAND:	READING	ACTUAL	BILLED	
	1.660	1.660	5.000	0.00

Franchise Fees for the City of Walnut Grove	5.22
Taxes	9.50
Current Electric Charges	145.21
Previous Balance	125.70
Thank You For Your Payment 03/09/26	-125.70
Total Account Balance	**145.21**

RECEIVED
MAR 3 0 2026

24104
011330

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830020	04/17/26	145.21

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*******AUTO**ALL FOR AADC 300

REEVES YOUNG LLC 35
45 PEACHTREE INDUSTRIAL BLVD 7318
SUGAR HILL GA 30518-6286

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103440 24101

Walton EMC

Customer-Owned Electric Power
770-267-2505

EMC Security — Every Moment Counts — emcsecurity.com

Georgia Proud Walton GAS — Toll Free 1-866-WE MCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

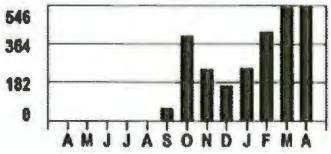
Statement Date	Due Date	Amount Due
04/25/26	05/18/26	145.86

Previous Balance	145.21
Payment(s)	-145.21
Balance Forward	0.00
Current Charges	145.86
Total Amount Due	**145.86**

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 HP4 — REEVES YOUNG LLC — 770-271-1159
Account: 965830020 — Meter: 171710389 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
03/22/26	04/22/26	31	2100	2646	1	0	546	131.08

DEMAND:	READING	ACTUAL	BILLED	
	1.320	1.320	5.000	0.00

Franchise Fees for the City of Walnut Grove	5.24
Taxes	9.54
Current Electric Charges	145.86
Previous Balance	145.21
Thank You For Your Payment 04/06/26	-145.21
Total Account Balance	**145.86**

RECEIVED
APR 29 2026

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830020	05/18/26	145.86

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*******AUTO**ALL FOR AADC 300

REEVES YOUNG LLC 38
45 PEACHTREE INDUSTRIAL BLVD 7833
SUGAR HILL GA 30518-6286

0000000000 00965830020 00000014586 00000014586 9

Payment Options

Mail - check or money order

In Person - any of our offices (night drop available)

Credit Card - by phone, or in our office or at our websites
Electric: www.walton emc.com
Natural Gas: www.waltongas.com

E-Check - by phone, in our office or at our websites
Electric: www.walton emc.com
Natural Gas: www.waltongas.com

Bank Draft

Credit Card Draft

Contact Us

Phone: 770-267-2505

Customer Service Hours: M-F, 7:00 a.m. - 7:00 p.m.

Questions? Local 770-267-2505
Toll Free 1-866-936-2427.

Office Locations: M-F, 8:00 a.m. - 5:00 p.m.
Monroe - 842 Hwy. 78 N.W.
Snellville - 3645 Lenora Church Rd.
Walkinsville - 2061 Hog Mountain Rd., Suite D

Payment Assistance

Georgia Department of Human Resources
Low Income Energy Assistance Program, 1-877-423-4746

Salvation Army - Project Share, 1-800-253-HARE

Contact our customer service department for the names of local organizations that may provide assistance.

Billing Disputes

If you think your bill is incorrect, you must notify us within 30 days of your bill date by any of the methods listed below. (Please do not write your dispute on the bill.)

Mail	Walton EMC
	PO Box 260
	Monroe, GA 30655
	Attention: Customer Service Supervisor
Phone	770 267 2505
Fax	770 267 4626
E-mail	csr@waltonemc.com

If by mail, please provide the following information:

Your name and electric or natural gas account number.

The dollar amount in dispute.

The item you believe to be in error or desire more information about.

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Walton EMC

Customer-Owned Electric Power
770-267-2505

EMC Security — Every Moment Counts
emcsecurity.com

Georgia Proud Walton GAS
Toll Free 1-866-WEMCGAS

To Make a Payment call (770) 267-8409

To Report a Power Outage call (770)267-2505

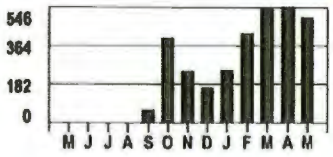
Statement Date	Due Date	Amount Due
05/28/26	06/18/26	138.60

Previous Balance	145.86
Payment(s)	-145.86
Balance Forward	0.00
Current Charges	138.60
Total Amount Due	**138.60**

Thank you for your business.

Electric Service

Svc Loc: HWY 81 1089 HP4 — REEVES YOUNG LLC — 770-271-1159
Account: 965830020 — Meter: 171710389 — Commercial



FROM	TO	DAYS	LAST READ	CURRENT	MULT	PCA	KWH	AMOUNT
04/22/26	05/22/26	30	2646	3148	1	0	502	124.55

DEMAND:	READING	ACTUAL	BILLED	
	1.390	1.390	5.000	0.00

Franchise Fees for the City of Walnut Grove	4.98
Taxes	9.07
Current Electric Charges	138.60
Previous Balance	145.86
Thank You For Your Payment 05/11/26	-145.86
Total Account Balance	**138.60**

RECEIVED
JUN 0 1 2026

Please detach and return this portion with payment. GA00350F

Walton EMC
Customer-Owned Electric Power
PO Box 1347
Monroe GA 30655-1347

Account Number	Due Date	Amount Due
965830020	06/18/26	138.60

Enter Amount Paid _____

☐ I would like to participate in Operation Round Up

Please make checks payable to:

WALTON EMC
PO BOX 1347
MONROE GA 30655-1347

*******AUTO**ALL FOR AADC 300

REEVES YOUNG LLC 29
45 PEACHTREE INDUSTRIAL BLVD 5852
SUGAR HILL GA 30518-6286

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Outlook

RE: The Grove Walton Co - Electric Utility Bills

From Courtney Breedlove <cbreedlove@waltonemc.com>
Date Fri 7/24/2026 3:56 PM
To Jose Valerio <jvalerio@reevesyoung.com>

4 attachments (173 KB)
Screenshot 2026-07-24 154834 - 965830017.png; Screenshot 2026-07-24 154931 - 965830012.png; Screenshot 2026-07-24 155031 - 965830013.png; Screenshot 2026-07-24 155257 - 965830020.png;

Report This Email

Jose-

Please see attached regarding payments on the accounts. All accounts are at a zero balance and inactive at this time. Let me know if I somehow missed something. Thanks!

Best Regards,

Courtney Breedlove
Customer Care Representative II
(770) 266-2560

Walton EMC

Walton EMC
Natural Gas

From: Jose Valerio <jvalerio@reevesyoung.com>
Sent: Friday, July 24, 2026 3:44 PM
To: Courtney Breedlove <cbreedlove@waltonemc.com>
Subject: The Grove Walton Co - Electric Utility Bills

See attached.

Jose Valerio
Assistant Project Manager

jvalerio@reevesyoung.com | reevesyoung.com
T 770.271.1159 | M 404.503.5719
45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518

REEVES YOUNG

Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error,

Attachments from email - Electrical Utility Accounts showing zero (0) balance.

Paid Date	Amount	Check Nb	Approval Co	Sep
07/09/26	130.24	203083		965830-020
06/08/26	0.00	0		965830-020
06/08/26	0.00	0		965830-020
06/08/26	0.00	0		965830-020
06/08/26	0.00	0		965830-020
06/08/26	138.60-	0		965830-020
05/11/26	145.86-	0		965830-020
04/06/26	145.21-	0		965830-020
03/09/26	125.70-	0		965830-020
02/09/26	102.29-	0		965830-020
01/12/26	82.90-	0		965830-020

Paid Date	Amount	Check Nb	Approval Co	Sep
02/12/26	270.23	200452		965830-017
01/12/26	66.08-	0		965830-017

Paid Date	Amount	Check Nb	Approval Co	Sep
02/12/26	1,408.14	200450		965830-012
01/12/26	1,243.64-	0		965830-012

Paid Date	Amount	Check Nb	Approval Co	Sep
02/19/26	441.21	200575		965830-013
01/20/26	360.28-	0		965830-013
01/12/26	441.21-	0		965830-013

WALTON COUNTY UTILITY BILL RECONCILATION

WALTON EMC

INVOICE	BILL AMOUNT	AMOUNT PAID	DATE PAID	CHECK NO.
	$ 66.08	$ 66.08	1/9/2026	107340
	$ 1,243.64	$ 1,243.64	1/9/2026	107340
	$ 694.31	$ 441.21	1/9/2026	107340
	$ 360.28	$ 360.28	1/16/2026	107487
	$ 125.70	$ 125.70	3/6/2026	108464
	$ 145.21	$ 145.21	4/3/2026	109079
	$ 145.86	$ 145.86	5/8/2026	109783
	$ 138.60	$ 138.60	6/5/2026	110413

* 253.10 previous balance also paid

(Above Reserved for Recording)

***After recording, please return to*:**
Charles M. Ferguson, Jr., Esq.
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

STATE OF GEORGIA

COUNTY OF WALTON

QUITCLAIM DEED

THIS INDENTURE, made effective as of the ___ day of _____, 2026, is between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("GRANTOR"), and **DAVID R. ROCHE AND ANITA C. ROCHE** ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said GRANTEE, that certain tract or parcel of land lying and being in Walton County, Georgia as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH any buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

GRANTOR:

WALTON COUNTY, GEORGIA

Signed, sealed and delivered
in the presence of:

By:_____
Name:_____
Title:_____

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____

[NOTARIAL SEAL]

Attest:_____
Name:_____
Title:_____

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lot 84 of the 4th Land District, Walton County, Georgia and being more particular described as follows:

To find the True Point of Beginning, begin at a Point at the intersection of the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) and the Easterly Right-of-Way of Future Road (apparent 50' Right-of-Way), said Point being The True Point of Beginning.

THENCE from said Point as thus established and continuing along said right-of-way, North 55 degrees 08 minutes 22 seconds West for a distance of 40.00 feet to a Point; THENCE leaving said Right-of-Way, North 34 degrees 51 minutes 49 seconds East for a distance of 302.88 feet to a Point along the Northerly right-of-Way of Future Road (apparent 50' Right-of-Way); THENCE following along said right-of-Way, South 55 degrees 08 minutes 11 seconds East for a distance of 25.00 feet to a Point, THENCE 34 degrees 51 minutes 49 seconds West for a distance of 287.88 feet to a Point; THENCE along a curve turning to the left having a radius of 15.00 feet and an arc length of 6.54 feet being subtended by a chord South 22 degrees 22 minutes 56 seconds West, for a distance of 6.48 feet to a Point; THENCE along a curve turning to the left having a radius of 15.00 feet and an arc length of 17.03 feet being subtended by a chord South 22 degrees 37 minutes 04 seconds East, for a distance of 16.13 feet to a Point, said point being The True Point of Beginning.

Said property is the same property identified as "TRACT 2 – 0.175 ACRES/7,620 S.F.)" on that certain plat of survey dated August 24, 2026 and prepared by Land Development Surveyors, Inc., certified by Lee Jay Johnson, Ga. RLS # 2846, which plat is recorded in Plat Book ___, Page _____, Walton County records, which plat is incorporated herein by reference for a more complete description of the property.

(Above Reserved for Recording)

***After recording, please return to*:**
Charles M. Ferguson, Jr., Esq.
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

STATE OF GEORGIA

COUNTY OF WALTON

QUITCLAIM DEED

THIS INDENTURE, made effective as of the ___ day of _____, 2026, is between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("GRANTOR"), and **LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.** ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said GRANTEE, that certain tract or parcel of land lying and being in Walton County, Georgia as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH any buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

GRANTOR:

WALTON COUNTY, GEORGIA

Signed, sealed and delivered
in the presence of:

By:_____
Name:_____
Title:_____

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:_____

[NOTARIAL SEAL]

Attest:_____
Name:_____
Title:_____

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lot 84 of the 4th Land District, Walton County, Georgia and being more particular described as follows:

To find the True Point of Beginning, begin at a Point at the intersection of the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) and the Easterly Right-of-Way of Future Road (apparent 50' Right-of-Way); THENCE leaving said Point and following along the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) in a Northwesterly direction for a distance of 40.00 feet to a Point, said Point being The True Point of Beginning.

THENCE from said Point as thus established and continuing along said right-of-way, North 55 degrees 08 minutes 22 seconds West for a distance of 40.00 feet to a Point at the intersection of the Westerly Right-of-Way of Future Road (apparent 50' Right-of-Way);THENCE leaving said Right-of-Way of Sterling Water Drive and following along the Westerly Right-of-Way of the Future Road (apparent 50' Right-of-Way), along a curve turning to the left having a radius of 15.00 feet and an arc length of 23.57 feet being subtended by a chord North 79 degrees 51 minutes 25 seconds East for a distance of 21.22 feet to a Point; THENCE North 34 degrees 51 minutes 49 seconds East for a distance of 287.88 feet to a Point; THENCE South 55 degrees 08 minutes 11 seconds East for a distance of 25.00 feet to a Point; THENCE South 34 degrees 51 minutes 49 seconds West for a distance of 302.88 feet to a Point, said point being The True Point of Beginning.

Said property is the same property identified as "TRACT 1 – 0.175 ACRES/7,620 S.F.)" on that certain plat of survey dated August 24, 2026 and prepared by Land Development Surveyors, Inc., certified by Lee Jay Johnson, Ga. RLS # 2846, which plat is recorded in Plat Book ___, Page _____, Walton County records, which plat is incorporated herein by reference for a more complete description of the property.

Walton County Department Agenda Request

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

Department Head/Representative: **Kim McCord**

Meeting Date Request: **09/01/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **2025**

TOPIC: **Walton County Board of Education Agreement Renewal**

Wording For Agenda: **School Resource Officer Agreement Renewal**

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

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

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Agreement**

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

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

Date forwarded to County Attorney: **08/19/2026**

Has the County Attorney review been completed? **No**

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:

AGREEMENT BETWEEN THE WALTON COUNTY SHERIFF'S OFFICE

and

THE WALTON COUNTY SCHOOL DISTRICT

for

THE SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT is made and entered into as of the ___ day of ____, 2026 (the "Effective Date"), by and between the WALTON COUNTY SHERIFF'S OFFICE (the "WCSO"), and the WALTON COUNTY SCHOOL DISTRICT (the "WCSD").

WITNESSETH

WHEREAS, it is the intent and desire of the WCSO and the WCSD to provide for law enforcement and related services as set forth herein;

WHEREAS, the WCSO and the WCSD recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the faculty and students of Walton County Public Schools;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the WCSO and the WCSD hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to increase the security and safety of WCSD through the funding necessary to permit, inter alia, the assignment of Deputy Sheriffs to serve WCSD on a full-time basis during the regular school year.

Section 2. Term of Agreement. The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed unless either party provides written notice of its intent not to renew at least thirty (30) days prior to the expiration of the term. The WCSO and the WCSD agree to negotiate the program costs annually for any subsequent term in accordance with Section 6 below.

Section 3. Program Staffing. The Program shall be staffed in accordance with the following:

3.1 Program Officers. During the regular school year for WCSD, the WCSO shall provide School Resource Officers, a School Investigation Officer, Supervising Officers, and Drug Education Program Officers (collectively, "Program Officers") to serve WCSD

in accordance with the following:

3.1.1. School Resource Officers. The WCSO shall assign one (1) full-time Deputy Sheriff to each of the following schools to serve as a School Resource Officer ("SRO"): Atha Road Elementary School, Harmony Elementary School, Loganville Elementary School, Monroe Elementary School, Sharon Elementary School, Walnut Grove Elementary School, Walker Park Elementary School, Youth Elementary School, Carver Middle School, Loganville Middle School, Youth Middle School and Walnut Grove High School. The duties of an SRO shall include the following:

(a) Instruction. An SRO shall act as an instructor for specialized, short-term programs about Georgia criminal and juvenile laws when requested to do so by the Principal or a faculty member of the school to which the SRO is assigned.

(b) Investigations. An SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.

(c) Law Enforcement. An SRO may take emergency law enforcement action when required by law; provided, however, that the Principal of the school shall be notified of such action as soon as practicable.

(d) Traffic Control. An SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. School Investigation Officer. The WCSO shall assign one (1) full-time Deputy Sheriff to the position of School Investigation Officer, whose primary duty shall be to respond to and assist with serious incidents occurring at Walton County Public School, in accordance with the following:

(a) Schools without an SRO. The School Investigation Officer shall respond to and assist with serious incidents at the schools where an SRO is not available.

(b) Schools with an SRO. The School Investigation Officer shall be the primary back up to assist the SRO with serious incidents occurring at schools where an SRO is available.

(c) Special Projects and Investigations. The School Investigation Officer shall assist SROs with special projects and school-related criminal investigations that may require follow up of leads or contacts off campus.

(d) Extended Absence of an SRO. The School Investigation Officer, when available, shall fill in (at the direction of the Sheriff) for extended absences of the SRO.

2

3.1.3. Supervising Officers. The WCSO shall assign two (2) full-time supervisors to oversee the School Resource officer Program and serve as a liaison with WCSD, whose duties shall include the following:

(a) School Visits. The Supervising Officers shall perform scheduled and non-scheduled visits to middle and high schools within WCSD.

(b) Program Administration. The Supervising Officers shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for WCSD; establish rapport with WCSD administrators; oversee school traffic issues; submit monthly reports to the Superintendent; oversee major school functions in which an SRO or School Investigation Officer is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for WCSD; and maintain time cards and keep up with overtime and comp time for the Program.

(c) Investigations. The Supervising Officers shall be available for investigation of crime-related incidents involving a WCSD employee that have a student as the complainant or victim.

3.1.4. Drug Education Program Officers. The WCSO shall assign two (2) full time Deputy Sheriffs to present drug education programs (i.e., C.H.A.M.P.S., D.A.R.E., G.R.E.A.T. and S.M.A.R.T.) at the public elementary and middle schools with the WCSD system.

3.2 Application and Appointment Process. The WCSO Youth Investigation Division Commander ("Division Commander") shall recruit, interview and evaluate potential candidates for the positions identified in Section 3.1 above. The names of any applicants receiving a favorable recommendation from the Division Commander shall be forwarded to the Sheriff, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

1. An applicant must have a desire to serve in the position for which he or she is applying.

2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.

3. An applicant must have successfully completed the School Resource Officers 40- hour training course.

3.3 Scheduling. Program Officers shall be scheduled in accordance with the following:

3

3.3.1. Working Hours. Program Officers shall serve WCSD on a full-time basis, i.e., from one-half (1/2) hour prior to the start of classes until one-half (1/2) hour after classes are dismissed, although a Program Officer's working hours may be adjusted on a situational basis, with the prior consent of the Division Commander, in order to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, Program Officers may periodically be required by WCSO to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. Temporary Reassignment. The WCSO may temporarily reassign Program Officers when school is not in session and during periods of law enforcement emergency.

3.3.3 Overtime. Program Officers may not work overtime hours without the prior approval of the WCSO. Overtime work will be paid in accordance with WCSO policies. Program Officers shall neither expect nor accept any additional compensation for overtime work directly from the WCSD.

3.4 Employment Status. Program Officers shall be and remain employees of the WCSO and shall not be WCSD employees. Program Officers shall remain responsive to the supervision and chain of command of the WCSO. The WCSO shall remain solely responsible for the Program Officers' hiring, firing, training, discipline and/or dismissal. The WCSO agrees to pay the salary and employment benefits of the Program Officers in accordance with the applicable salary schedules and employment practices of the WCSO, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The Program Officers shall be subject to all other personnel policies of the WCSO.

3.5 Removal and Replacement Process. Program Officers may be removed and replaced in accordance with the following:

3.5.1. Removal for Cause. If the Principal, in consultation with the Assistant Superintendent, requests that an SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO or (2) because the SRO has engaged in unprofessional conduct, WCSO will replace the SRO in accordance with 3.5.3.

3.5.2. Discretionary Removal. The WCSO reserves the right to dismiss or reassign a Program Officer when it is deemed to be in the best interests of either the WCSD or the WCSO.

3.5.3. Replacement. In the event of a resignation, dismissal, reassignment, removal, or long-term absence of a Program Officer, the WCSO shall provide a temporary replacement for the Program Officer as soon as possible, but not more than fifteen (15) school days after receiving notice of such absence, dismissal, resignation,

removal or reassignment. As soon as practicable, the WCSO shall provide a permanent replacement for the position.

Section 4. Duties and Responsibilities of Program Officers. In addition to those duties and responsibilities specifically provided for in Section 3.1 above, Program Officers shall have the following duties and responsibilities:

1. Program Officers shall enforce federal, state and local laws and, at the request of the school administration, assist WCSD officials with the enforcement of WCSD policies and regulations regarding student conduct.

2. Program Officers shall investigate criminal activity committed on or adjacent to WCSD property.

3. Program Officers shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.

4. Program Officers shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, Program Officers shall not be used by WCSD as school disciplinarians; provided, however, that a Program Officer may be contacted regarding incidents believed to be in violation of the law, and the Program Officer shall then determine whether law enforcement action is appropriate. Program Officers shall also not be used for regularly-assigned monitoring duties, including but not limited to lunchroom, hallway, carpool, or bus monitoring duties.

Section 5. WCSD Employee Fingerprinting. The WCSO Youth Investigations Division shall fingerprint WCSD employees as directed by the WCSD.

Section 6. Compensation. The WCSO shall be compensated by the WCSD in the total amount of $ 900,000.00 annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the

WCSO shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the WCSO by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

Section 7. Termination. Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the WCSD, the Program Officers will be immediately reassigned by the WCSO and, if the termination is not for cause, the WCSD shall immediately pay any remaining funds due to the WCSO for the remainder of the school year. In the event of termination by the

WCSO, the WCSD shall compensate the WCSO for all services provided up to the date of termination.

Section 8. Assignability. This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

Section 9. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

Section 10. Modifications. Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

Section 11. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

Section 12. Miscellaneous. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

WALTON COUNTY SHERIFF'S OFFICE:

By: _____

Date:

WALTON COUNTY SCHOOL DISTRICT:

By:
Superintendent

Date:

EXHIBIT "A"

The WCSD shall pay in full the amount set forth in Section 6 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

INTERGOVERNMENTAL CONTRACT
RE: DEVELOPMENT SERVICES

THIS INTERGOVERNMENTAL CONTRACT ("Contract"), made and entered into as of the ____ day of _____, 2026 by and between THE CITY OF MONROE, GEORGIA, a municipal corporation of the State of Georgia (the "City") and WALTON COUNTY, GEORGIA, a political subdivision of the State of Georgia (the "County").

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph I(a) of the Georgia Constitution authorizes, among other things, any county, municipality, or other political subdivision of the State to contract for a period not exceeding fifty years, with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, Dycom Industries, Inc. (the "Company") owns approximately 48.84 acres at 1098 Highway 78 and 329, 331, 335, and 333 Jim Daws Road, Monroe, Georgia 30655 and has started construction of a technical training facility and retreat (the "Project"); and

WHEREAS, the Project is located in Walton County, Georgia and is zoned B3; and

WHEREAS, Walton County has issued a land disturbance permit for the project and construction is underway; and

WHEREAS, during the final detailed design process, the Company determined that the previously planned septic system would not accommodate the development without substantial upgrades to the previously designed system and requiring use of more land; and

WHEREAS, the Company desires to connect to the City's sewer system which requires it annex into the City which process could delay construction of the facility; and

WHEREAS, the Project provides mutual benefits to the City and the County as it creates several direct jobs and provides training opportunities for potentially thousands of workers in the region; and

WHEREAS, the Project will also increase the tax base and engage the local economy; and

WHEREAS, the City and County desire to facilitate the Project's timeline by allowing it to continue construction while the annexation process continues; and

WHEREAS, the County is willing to provide Development Services as defined herein until such time as the Project is annexed into the City and has a Certificate of Occupancy issued by the County; and

WHEREAS, the City is willing to rely on the permits and approvals issued by Walton County and accept the Project as constructed once it is annexed into the City and has received a Certificate of Occupancy from the County.

NOW THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and County HEREBY AGREE as follows:

1.

The preamble and recitals above make up a part of the terms, conditions and provisions of this Contract.

2.

This Contract shall become effective upon execution by all parties and shall continue in effect for five (5) years or until such time as a Certificate of Occupancy is received for the Project.

3.

Definitions

a. ***Certificate of Occupancy***: A Certificate of Occupancy is the documented approval of the Company's right to occupy and utilize the structures on its training campus which certificate demonstrates that all Development Regulations have been satisfied. Multiple buildings on the site require Certificates of Occupancy.
b. ***Company***: The Company is Dycom Industries, Inc.
c. ***Development Regulations:*** Development Regulations shall include the local ordinances that apply to the process of development and construction of a project, including ordinances governing: site, building, environmental controls, erosion and sedimentation, fire protection, flood damage control, water resource management, and zoning. Development Regulations shall also include any standard codes and state requirements incorporated by reference into such local ordinances. The City and County have their own Development Regulations.
d. ***Development Services***: Development Services shall include:
    i. Issuance of permits required by the Development Regulations to develop a project, including but not limited to: land disturbance, clearing, grading, utility installation, building permits and certificates of occupancy.
    ii. All levels of plan review and approval including but not limited to preliminary plat approval.
    iii. Site inspections associated with permitting and permit compliance during construction.
    iv. Enforcement of approved plan requirements and Development Regulation during construction.

v. Assessment and collection of permitting and other customary fees.

e. ***Project***: The Project is the technical training facility and lodge being constructed by Dycom Industries, Inc. on 48.84 acres at 1098 Highway 78 and 329, 331, 335, and 333 Jim Daws Road, Monroe, Georgia 30655. The facility includes: a main building with classroom and office space, an existing home for the onsite manager's residence, outdoor training facilities including a pole yard, underground utility field, driving course, and a mock residential neighborhood, and lodging to house up to 43 trainees onsite during training.

f. ***Utility Provider***. The City of Monroe is the Utility Provider for water, sewer, gas, telecommunications, and solid waste for the Project.

4.

Development Services

The City and County agree that Walton County shall continue to provide Development Services for the Project as those services are defined herein until such time as the Project is annexed into the City and the County has issued a Certificate of Occupancy for all structures within the Project requiring such. Following issuance of the Certificate of Occupancy(s), the Project shall be grandfathered under the City's Development Regulations for current structures/development and subject to the City's Development Regulations for any expansions going forward.

5.

Sewer Plan Review

The City has agreed to provide sewer service to the Project subject to the Project being annexed, however, due to timing and the need for a cohesive development plan, the City has agreed to review the Company's sewer plans while the annexation is pending.

6.

Turnover Upon Certificate of Occupancy

Upon annexation into the City and issuance of a Certificate of Occupancy for all structures within the Project requiring such by Walton County, Walton County shall cease to assume the role of the permitting entity and regulatory/permitting responsibility shall fully revert to the City; provided that any permits or certificates already issued by the County for the Project shall continue in force and effect as though they were issued by the City. The County shall provide copies of all plans and permits issued to the City. To the extent permitted by law, the City hereby waives against the County, as well as its officers, employees and agents, any claim for harm, costs, or damages arising out of the performance or non-performance of Development Services by the County.

7.

Authority to Apply Development Regulations

To the extent permitted by law, the City hereby delegates to the County the authority to: apply and enforce the County's Development Regulations; collect the County's standard fees for such application/enforcement; issue permits under such Development Regulations (which permits may be in the County's name where not prohibited by law); waive or extend deadlines to the extent permitted by the Development Regulations; authorize amendments to the project site plan(s) subject to the Development Regulations; and otherwise serve as the City's development services department (or comparable subunit) with respect to the Project. Permits and similar authorizations issued by the County in conformance with this Contract shall be honored by the City as if they were issued by the City, and upon the request of any party or permittee such permits or authorizations shall be reissued in the name of the City without the requirement to pay any additional fees.

8.

General

a. Should any clause, sentence or paragraph herein contained be held invalid or unconstitutional, it shall in nowise affect the remaining provisions of this Contract, which shall otherwise remain in full force and effect. In addition, rather than striking the invalid or unconstitutional clause, it is the parties' intent to reform the clause to make it legal and enforceable, to the greatest extent permitted by law.

b. This Contract may be executed in several counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

c. This Contract shall be construed and enforced in accordance with the laws of the State of Georgia.

d. This Contract may be amended by written agreement between the parties.

9.

Notices

All notices, correspondence, payments and other communications required under this Contract shall be delivered to:

For The City of Monroe:
City Manager
Logan Propes
215 N Broad Street

Monroe, Georgia 30655
With a copy to:
Rosenthal Wright, LLC
110 Court Street
Post Office Box 926
Monroe, Georgia 30655

For Walton County:
Chairman of the Walton County Board of Commissioners
111 S Broad Street
Monroe, Georgia 30655
With a copy to:
Charles Ferguson
County Attorney
118 Court Street
Monroe, Georgia 30655

IN WITNESS WHEREOF, the parties, acting by and through their duly authorized officers, have caused this Contract to be executed in multiple counterparts under seals as of the day and year first above written.

[Execution Page for INTERGOVERNMENTAL CONTRACT Re: DEVELOPMENT SERVICES, made and entered into as of the ___ day of _____, 2026, by and between Walton County, and the City of Monroe, Georgia]

CITY OF MONROE, GEORGIA

By: _____

Mayor

(SEAL)

Attest:

_____

Clerk

[Execution Page for INTERGOVERNMENTAL CONTRACT Re: DEVELOPMENT SERVICES, made and entered into as of the ___ day of _____, 2026, by and between Walton County, and the City of Monroe, Georgia]

WALTON COUNTY, GEORGIA

By: _____

Chairman, Board of Commissioners

of Walton County

(SEAL)

Attest:

_____

Clerk, Board of Commissioners

of Walton County

Good afternoon,

I have attached the easement and exhibit for you all to review. At this property, we will be replacing the old overhead distribution line, and old poles. We will be setting two new poles as well as replacing the two old ones. We will be adding three down guys to the first two poles. We will be adding two new down guys to the third pole as well. I am more than happy to send over any extra information or talk to someone on the phone. Thank you for the help with this!

Jesslyn Phillips

Region Land Agent

Universal Field Services Contractor

[redacted]

Cell: (912) 293-8059

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: SC130041

PROJECT **2025120029** LETTER FILE DEED FILE MAP FILE

ACCOUNT NUMBER **11119194-GPC9596-VBS-15**

NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **033**

STATE OF COUNTY
WALTON COUNTY

EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **WALTON COUNTY, GEORGIA** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **303 S Hammond Drive Suite 330, Monroe, Ga 30655**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **FAIRPLAY DR, SOCIAL CIRCLE, GA 30025** (Tax Parcel ID No. **SC130041**) in Land Lot , of the District of County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures,

and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

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[Signature(s) on Following Page(s)]

PARCEL **033** NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

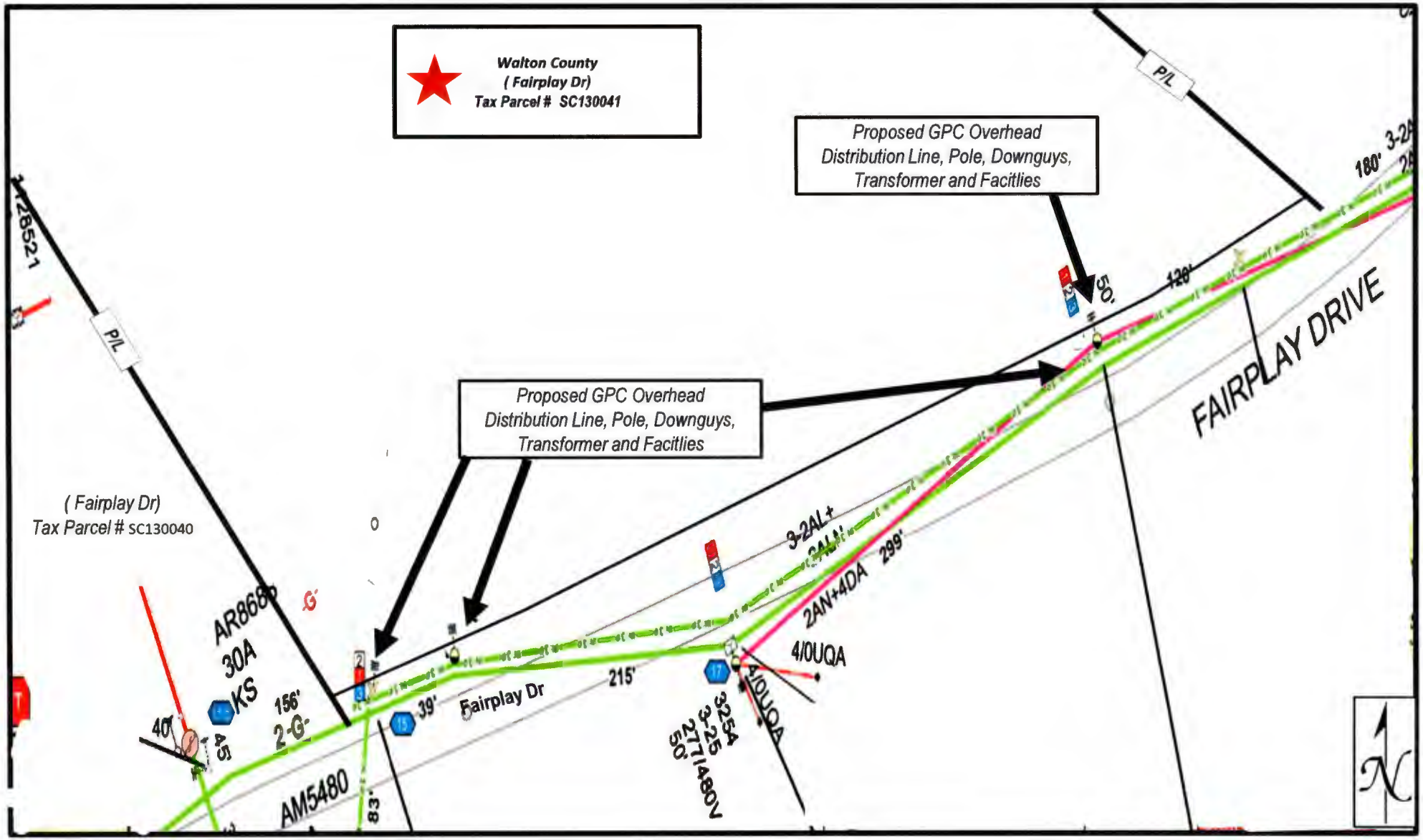
WALTON COUNTY, GEORGIA

By: _____ (SEAL)
Name:
Title:

_____
Witness

_____
Notary Public

Exhibit A



Georgia Power
Land Department

Parcel 033

DRAWING NOT TO SCALE

Social Circle Alcovy RD/46KV Replacement Initial Phase (Walton County) DISTRIBUTION LINE
LIMS # 2025120029
Work Location(s): N/A

Rhonda Hawk

From: Phillips, Jesslyn <X2JESPHI@SOUTHERNCO.COM> on behalf of Phillips, Jesslyn
Sent: Tuesday, August 18, 2026 2:21 PM
To: Rhonda Hawk
Subject: Re: Walton County- easements
Attachments: Project 2025120029 (SOCIAL CIRCLE ALCOVY RD_46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE) Parcel 035 - DISTRIBUTION 8_18_2026.pdf; 2025120029-035 Exhibit A.pdf

Good afternoon,

I have attached the exhibit and easement for the parcel at 550 Fairplay Dr. I will be sending you another on Fairplay Dr in a few minutes. At this parcel will be replacing the old pole, overhead distribution line, and transformer. We will also be needing to add three down guys to the pole as well. Please let me know any questions you have about this property!

Thank you,

Jesslyn Phillips

Region Land Agent

Universal Field Services Contractor

Cell: (912) 293-8059

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: SC160007

PROJECT **2025120029** LETTER FILE DEED FILE MAP FILE

ACCOUNT NUMBER **11119194-GPC9596-VBS-15**

NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **035**

STATE OF COUNTY
WALTON COUNTY

EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **WALTON COUNTY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is , does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **550 FAIRPLAY DR, SOCIAL CIRCLE, GA 30025** (Tax Parcel ID No. **SC160007**) in Land Lot , of the District of County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical,

PARCEL **035**	NAME OF LINE/PROJECT:	**SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRICTION LINE**

communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL **035** NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRICTION LINE**

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

WALTON COUNTY

_____
Witness

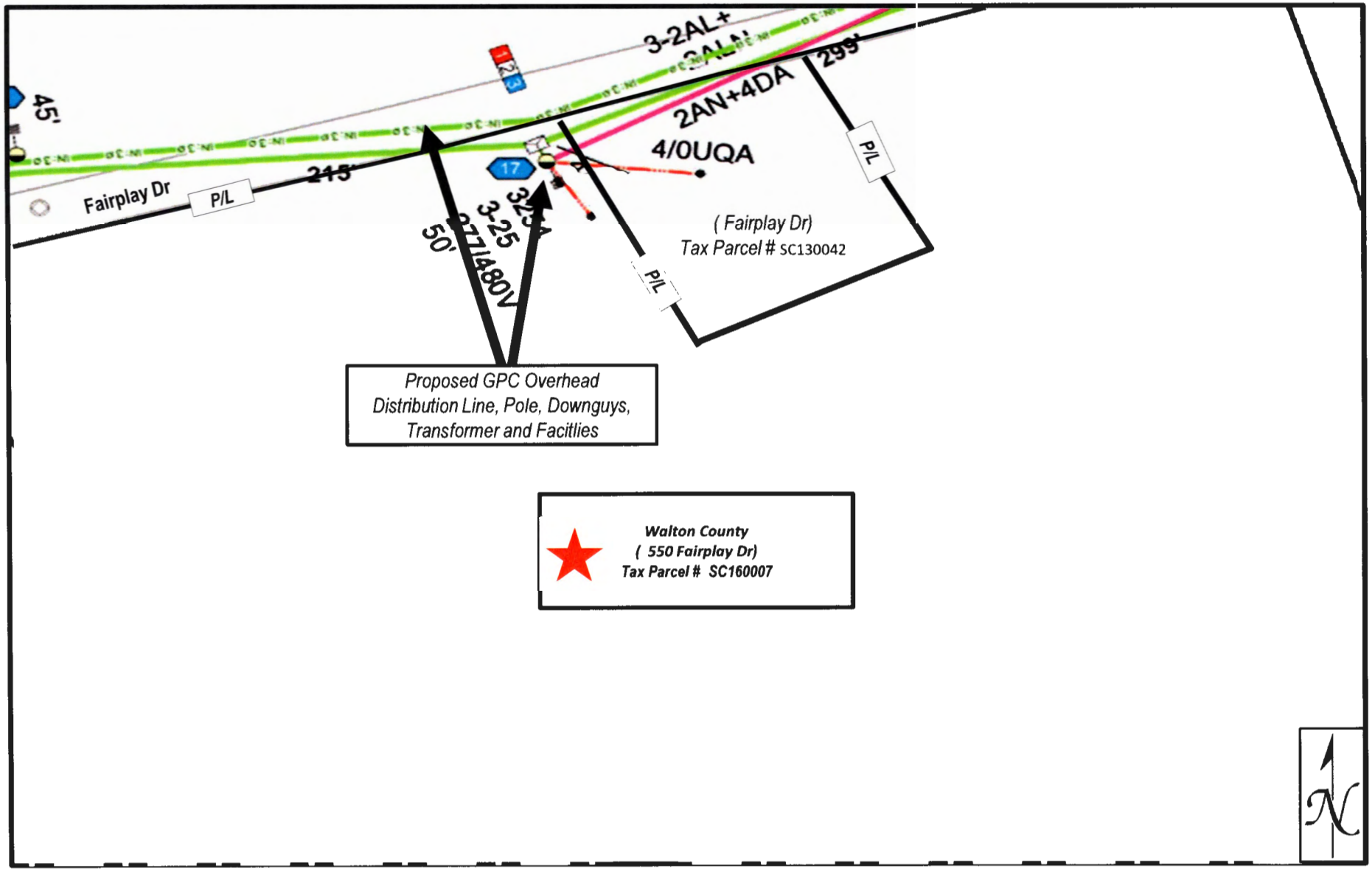
By: _____ (SEAL)
Name:
Title:

_____
Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit A



Georgia Power
Land Department

Parcel 035

DRAWING NOT TO SCALE

Social Circle Alcovy RD/46KV Replacement Initial Phase (Walton County) DISTRIBUTION LINE
LIMS # 2025120029
Work Location(s): N/A

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: SC130040

PROJECT **2025120029** LETTER FILE DEED FILE MAP FILE

ACCOUNT NUMBER **11119194-GPC9596-VBS-15**

NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **034**

STATE OF GA
WALTON COUNTY

EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **WALTON COUNTY BOARD OF COMMISSIONERS** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **Po Box 585, Monroe, Ga 30655**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **573 FAIRPLAY DR, SOCIAL CIRCLE, GA 30025** (Tax Parcel ID No. **SC130040**) in Land Lot **81**, of the **1** District of **Walton** County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

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PARCEL **034** NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

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[Signature(s) on Following Page(s)]

PARCEL **034** NAME OF LINE/PROJECT: **SOCIAL CIRCLE ALCOVY RD/46KV REPLACEMENT INITIAL PHASE (WALTON COUNTY) DISTRIBUTION LINE**

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

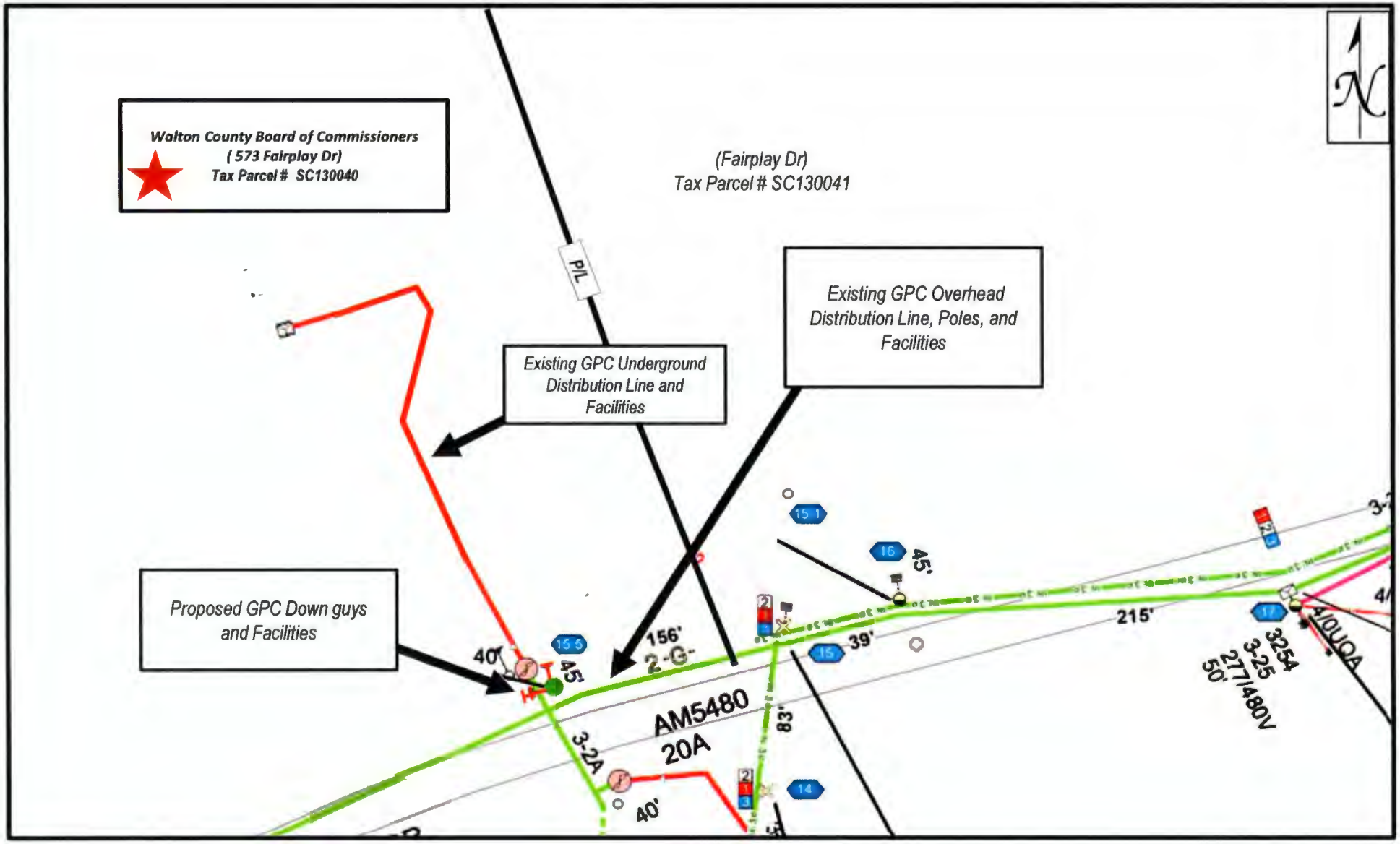
WALTON COUNTY BOARD OF COMMISSIONERS

By: _____ (SEAL)
Name:
Title:

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit A



Georgia Power
Land Department

Parcel 034

DRAWING NOT TO SCALE

Social Circle Alcovy RD/46KV Replacement Initial Phase (Walton County) DISTRIBUTION LINE
LIMS # 2025120029
Work Location(s): N/A

Rhonda Hawk

From: Shane Short <shane@choosewalton.com> on behalf of Shane Short
Sent: Tuesday, August 25, 2026 3:48 PM
To: Rhonda Hawk
Subject: BOC Agenda Items
Attachments: Mountain Creek Enterprised Proposal - 111 E. Spring St..pdf; The Eulalia Group Proposal - 203 Millege Ave.pdf

Rhonda-

Please place the following on the next BOC meeting agenda:

Recommendation from the Property Review Committee on the two historic downtown properties.

We are recommending that 111 E. Spring St. be awarded to Mountain Creek Properties (See attached proposal), and we are recommending that 203 Milledge Ave. be awarded to The Eulalia Group (See attached proposal).

Thank you.

Shane Short
President & CEO
132 E. Spring St.
Monroe, GA 30656
770-267-1069

DEVELOPMENT AUTHORITY
WALTON COUNTY

MOUNTAIN CREEK ENTERPRISES
630 Riverbend Road
Monroe, GA 30655

July 30, 2026

Development Authority Selection Committee
c/o Mr. Shane Short
132 E. Spring Street
Monroe, GA 30655

Dear Selection Committee Members,

Thank you for the opportunity to bid on an underutilized building that has the potential to contribute more to our thriving downtown economy and cultural heritage. 111 East Spring Street has served many purposes during its 135+ year existence. Our goal is to build on past successes and revitalize this property to fit the needs of Monroe's residents and visitors.

We propose an expansion of Wayfarer Hotel & Events into 111 East Spring Street. This renovation would add much-needed hotel capacity to the local economy and a bakery/deli to diversify dining options downtown and enhance our hotel guests' experiences. In addition, an event/meeting space in the building would offer an affordable downtown venue for small groups.

After reviewing the occupancy and increasing demand for hotel rooms, along with the efficiencies we will gain from doubling our capacity, we are able to have the hotel proforma support the lease rates required to make this expansion feasible. We can offer $400,000, with no additional requests, for the purchase of 111 East Spring Street.

We established Mountain Creek Enterprises in 2006 to rehabilitate historic properties in Monroe. Historic preservation and the creative reuse of buildings enrich our community by converting underdeveloped cultural assets into income-generating destinations. With our 20-year history of historic preservation and operating businesses in the renovated properties, we are confident that we can complete this project to conserve this important structure and improve our local economy for decades to come.

Sincerely,

Rick Huszagh

Rick Huszagh

Crista Carrell

Crista Carrell

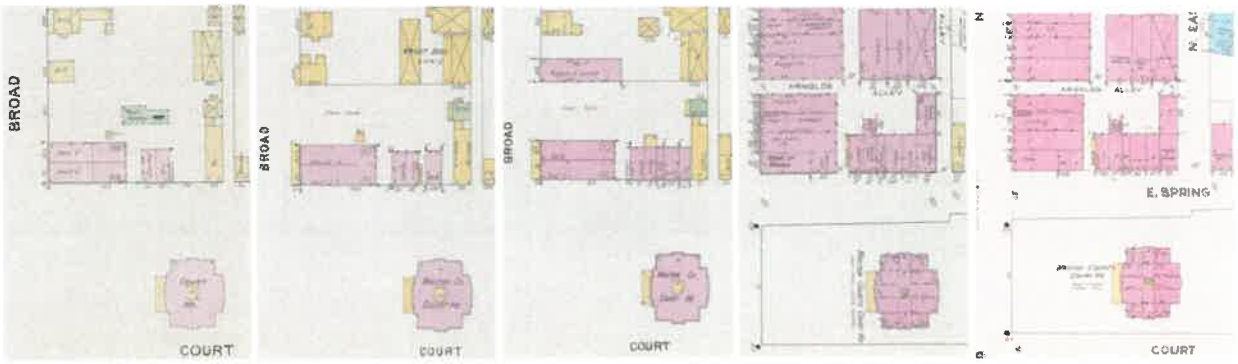
1. Executive Summary

The adaptive reuse of 111 East Spring Street would revitalize a prominent downtown Monroe property while expanding existing hospitality operations. Mountain Creek Enterprises has a proven track record of historic redevelopment projects in Monroe, including Wayfarer Hotel & Events and the Launius Memorial Library.

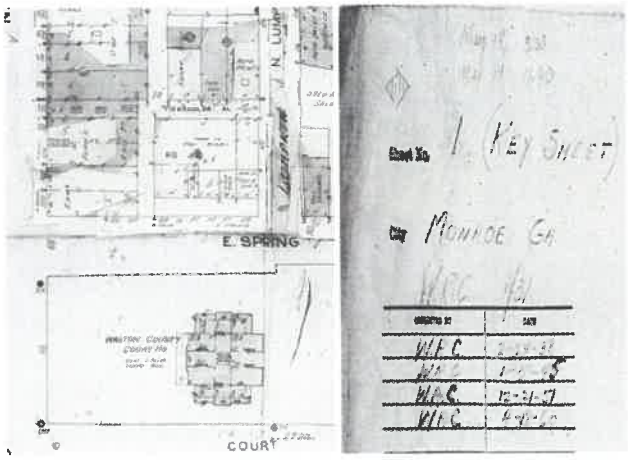
The proposed redevelopment would expand Wayfarer Hotel's six guestrooms to twelve guestrooms, introducing a mix of king rooms, double-queen rooms, and an extended-stay suite, as well as an event/meeting space in the southwestern side. The project includes a bakery in the southeastern portion of the building, reviving a use of the building listed on the Sanborn map in 1916. This mixed-use approach combines hospitality and retail uses to create a financially sustainable project that supports downtown activity, tourism, and economic growth.

2. Concept Plan & Architectural Vision

Like many historic properties, 111 East Spring Street has evolved over the years to its current configuration. Sanborn Fire Insurance maps show the site starting as a few individual buildings in the late 1800s, expanding into a larger commercial block by the early 1900's. Historic photographs from the 1940's and 1950's show different storefront configurations and divided-light windows consistent with the surviving architectural openings. During its 135+ years, the building has been home to various enterprises: bakery, banking, jewelry, printing, automotive services, vulcanizing, furniture, coffins, and offices.



1888 1895 1901 1916 1924

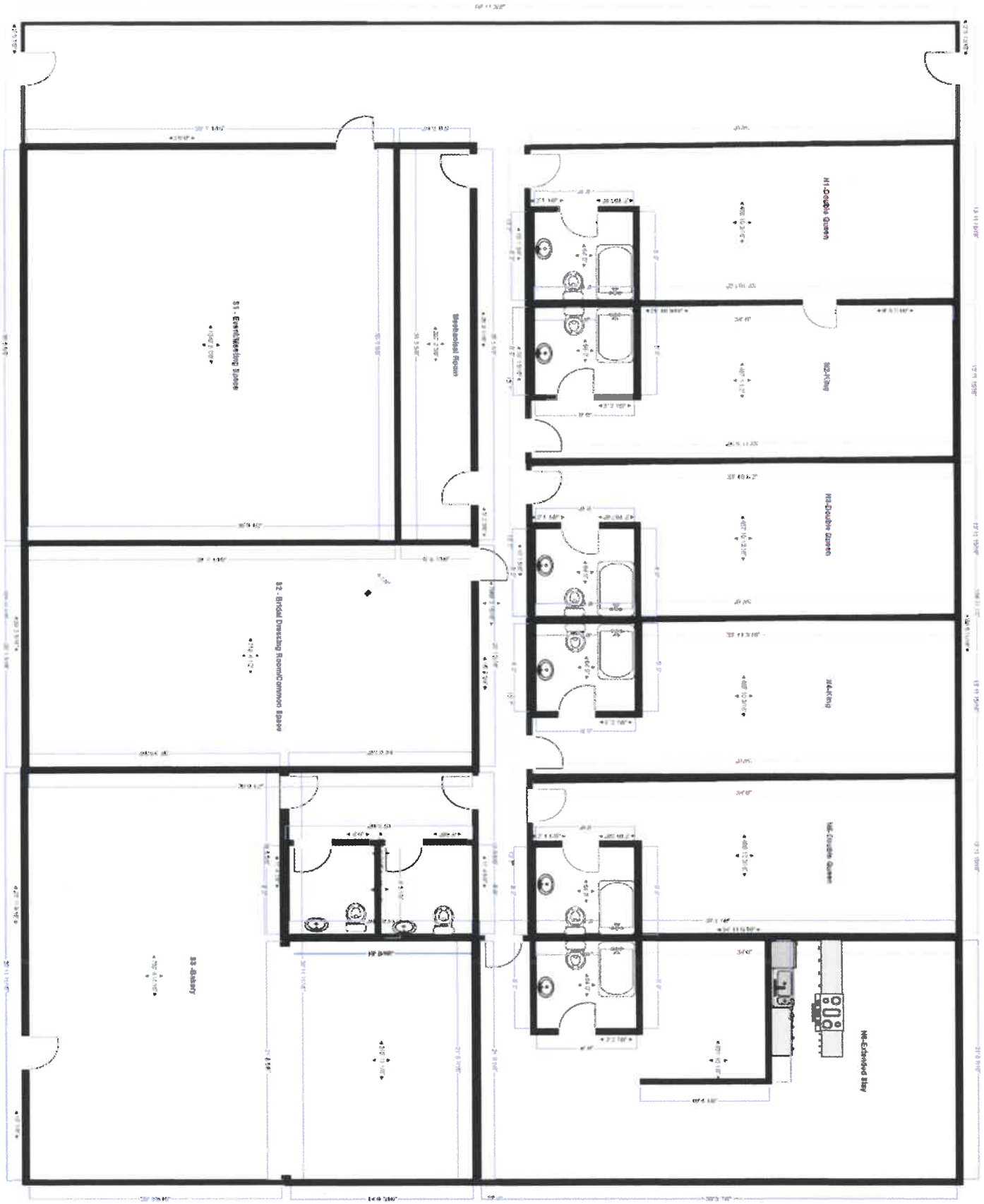


1960 Updated Sanborn

The building's layered architectural history and prominent downtown location make it an ideal candidate for adaptive reuse. Our proposed renovation would preserve the decorative tile elements, granite window sills, segmented brick arch openings, and steel roof trusses. Original window openings would be restored. Interior brick walls showing the evolution of the building would remain. The redevelopment would preserve the historic character of the structure.

Rendering exhibit: 111 East Spring Street Front

Rendering exhibit: Lumpkin Street Back Alley



Blueprint exhibit: 111 East Spring Street ***N1 - Double Queen, N2 - King, N3 - Double Queen, N4 - King, N5 - Double Queen, N6 - Extended Stay Suite, S1 – Event/Meeting Space, S2 – Bridal Dressing Room/Common Space, S3 - Bakery, and a Mechanical Room.***

3. Qualifications & Experience

Developer

For twenty years, Mountain Creek Enterprises (MCE) has purchased, rehabilitated, and repurposed historic buildings in Monroe. MCE has retained ownership of all but one of the properties, renting to businesses which provide employment to local residents and stimulate the local economy by bringing thousands of visitors to the downtown business district throughout the year.

MCE's original projects were on North Broad Street: 112, 114, and 116. In 2006 these buildings desperately needed repair and were not realizing their economic potential. The livery stable on Lumpkin Street was renovated and added to the Wayfarer business in 2017 as an event venue. An important cultural landmark, the Launius Memorial Library, was rehabilitated in 2019. The second phase of the hotel's renovation was completed in 2023.

MCE partnered with state and local governments and a nonprofit to make these projects possible. Georgia Department of Community Affairs' and Georgia Cities Foundation's low-interest loans were utilized in the earliest projects. The redevelopment of the livery stable was facilitated with a federal blight grant. The program provided funds for the City of Monroe to offer a low interest loan to MCE through the Downtown Development Revolving Loan Fund. MCE loan payments go into a revolving fund maintained by the City to encourage the rehabilitation of other blighted properties. In addition, federal and state historic preservation tax credits were used to make the project feasible. Grants to fund the solar installation, energy efficiency improvements, and reflective roofs were provided by U.S. Department of Agriculture's Rural Energy for America Program and Georgia Cities Foundation's Green Communities Fund Rebate Program.

Architect

Architectural Collaborative LLC is a multi-disciplinary firm, with practice areas including all types of new construction, sustainable design, historic preservation, existing building conditions evaluation, master planning, and preservation planning. Arcollab is led by founding principals Lori Bork Newcomer, Joseph Smith, and Gabriel Comstock. The Arcollab partners have built a strong reputation for creating innovative functional designs tailored to the individual needs of clients. They strive to create inspired spaces and structures that are strongly rooted in their sense of place and grow from their surrounding natural and built environment. Their designs are responsive to and respectful of each project site.

The Arcollab leadership team brings more than 75 years of combined professional experience in project types ranging from single-family residential to large-scale commercial work. Their creative process includes research and experimentation, ongoing client collaboration, and ultimately the thoughtful articulation of light, form, and materials in order to create inspired spaces that maintain a sense of place. From the overall massing of building forms to the careful assembly of construction details, they combine a strong understanding of construction systems, attention to clients' needs and budget, and an artistic sensibility.

Past Projects in Monroe

112, 114, and 116 North Broad – 2006-2007 and 2023

116 North Broad - The first renovation transformed a dilapidated structure into a restaurant. The original cotton freight elevator in the back of the building was restored as a dumbwaiter for the kitchen to service the upstairs bar/dining room.

114 North Broad - The next property was repurposed as the home of Wayfarer Hotel, with three guest rooms/suites and a small office upstairs. Original plaster walls determined the design of the guest rooms; windows that had been covered were restored; the door trim and transoms were protected during construction and put back in place. The upstairs office was later turned into a guest room due to increased hotel demand. A second phase of construction, completed in 2023, added two downstairs guest rooms (one of those ADA compliant), an office, and improved common space for guests.

112 North Broad – As shown on the Sanborn maps included, this building was originally Arnold's Alley, which allowed traffic flow between Broad Street and Lumpkin Street. Before 1960 the alley was closed in to create a building. MCE removed the plywood façade, the dropped ceiling, and wood paneling to highlight the structural glass of the façade, the tin ceiling and skylights, and plaster walls with exposed brick.

123 North Lumpkin – 2017

123 North Lumpkin Street – MCE saved the former livery stable from demolition by incorporating it into the hotel's business plan as the Wayfarer Music Hall. With approval from Georgia's Historic Preservation Division, we converted part of the building to an open courtyard, enhancing the attraction of the property as a wedding and event venue. The Georgia Trust for Historic Preservation awarded the Music Hall its 2021 Excellence in Sustainable Rehabilitation :
https://www.georgiatrust.org/preservation-awards/wayfarer-music-hall/

Bold Springs Avenue 201 – 2018

In 2018 MCE purchased the Launius Memorial Library to restore it to its former glory. The library, which was built in 1946 as a memorial to Monroe High alumni who had served in World War II, had been vacant and vandalized for ten years. Tar from a misguided roofing repair was removed from the granite roof accents. To maintain the open aspect of the main library room, custom bookshelves for the hundreds of books left behind were used as office space dividers.

4. Financial Capability & Pro Forma

The proposed redevelopment is structured as an income-producing, mixed-use hospitality and commercial project anchored by the Wayfarer Hotel and a bakery/retail space. The Wayfarer Hotel's 18-year track record shows a growth in occupancy as well as a demand for more availability. In addition, the 112 North Broad Wayfarer Hotel event space was recently converted to Maypop Framing(formerly The Gilded Lily). The new event and meeting space at 111 East Spring will replace the strong demand we had for that original event space. The financial plan demonstrates that the project can support acquisition, renovation, stabilization, and long-term operations through a combination of private equity, project debt, tenant rental income, and disciplined operating assumptions.

The Phase 1 budget totals **$2,000,000**, including a proposed **$400,000** acquisition price, building stabilization, MEP infrastructure, life-safety improvements, guest room buildout, FF&E, professional fees, financing costs, and contingency. The Phase 1 sources plan includes **$600,000** of developer equity and a **$1,400,000** construction/acquisition loan.

The redevelopment plan is intended to be supported by a combination of borrower equity, commercial financing, and project cash flow generated by stabilized tenant rents. A bank support letter from **Synovus**, dated **July 20, 2026**, is attached.

Sources and Uses Budget

The proposed budget is structured as a phased redevelopment plan. Phase 1 is capped at **$2,000,000** to fund acquisition, stabilization, life-safety and building systems, and initial boutique lodging establishment without relying on uncertain Georgia state historic tax credits. Phase 2 is shown as future commercial activation for tenant-specific office and bakery improvements after the initial lodging component is operational or after tenant commitments are secured.

Phase 1 Sources of Funds

Source of Funds	Amount
Developer Equity	$600,000
Construction / Acquisition Loan	$1,400,000
Georgia State Historic Tax Credit	Not included in base funding stack due to exceeding cap 2029
Total Phase 1 Sources	**$2,000,000**

Phase 1 Uses of Funds

Use of Funds	Amount
Building Acquisition	$400,000
Closing Costs / Survey / Legal	$25,000
Environmental Testing & Due Diligence	$25,000
Roof Stabilization & Repairs	$100,000
Exterior Envelope & Masonry Repairs	$50,000
Structural Repairs & Reinforcement	$50,000
HVAC Infrastructure	$150,000
Electrical Service & Distribution	$125,000
Plumbing Infrastructure	$100,000
Fire Alarm / Life Safety	$75,000
Environmental Remediation Allowance	$50,000
Guest Room Buildout (N1-N6)	$350,000
Extended Stay Suite (N6)	$50,000
Guest Bathrooms	$125,000
Basic FF&E Package	$100,000
Architectural & Engineering	$90,000
Permits / Historic Review	$25,000
Financing Costs	$35,000
Contingency	$75,000
Total Phase 1 Uses	**$2,000,000**

Phase 2 Future Commercial Activation

Phase 2 is limited to tenant-specific improvements for the office and bakery spaces following stabilization and activation of the lodging component. Because Phase 1 includes major building systems, life-safety improvements, exterior restoration, and core infrastructure, future capital requirements are expected to be modest. Phase 2 costs are estimated at approximately **$140,500**, consisting primarily of office and bakery tenant improvements with a 10% contingency allowance.

Future Use of Funds	Amount
S1 & S2 Event and Bridal Dressing Room Buildout	$50,000
S3 Bakery Buildout	$75,000
Contingency (10%)	$15,500
Total Phase 2 Uses	**$140,500**

Total Project Vision

Project Component	Amount
Phase 1 – Acquisition & Hotel Activation	$2,000,000
Phase 2 – Commercial Activation	$140,500
Total Full Project Vision	**$2,140,500**

Five-Year Operating Pro Forma Summary

The updated five-year owner pro forma projects a stabilized mixed-use rental model with full occupancy of the leasable areas. The plan includes the Wayfarer Hotel and bakery/retail space under **triple net lease structures**, with tenants responsible for their proportionate share of taxes, insurance, utilities, and other operating costs customarily passed through under triple net leases. Base rent is modeled at **$22 per square foot**, with annual rent growth of **5%**. The owner pro forma includes maintenance and repairs estimated at **5%** of gross rental income as a conservative ownership reserve, and **no property management fee** because the building will be owner-managed. Total rental income is projected to grow from approximately **$181,751** in Year 1 to approximately **$220,919** by Year 5. Net operating income is projected to increase from approximately **$172,663** in Year 1 to approximately **$209,873** by Year 5. Based on **$600,000** of owner equity and a **$1,400,000** loan, annual debt service is approximately **$125,256**.

Metric	Year 1	Year 5
Total Rental Income	$181,751	$220,919
Total Operating Expenses	$9,088	$11,046
Net Operating Income	$172,663	$209,873
Annual Debt Service	$125,256	$125,256
Net Cash Flow After Debt	$47,407	$84,617
Debt Service Coverage Ratio	**Approximately 1.38x**	**Approximately 1.68x**

Five-Year Income Statement

Line Item	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income						
Wayfarer Hotel	$147,158	$154,516	$162,242	$170,354	$178,871	$187,815
Bakery	$25,938	$27,235	$28,597	$30,026	$31,528	$33,104
Total Rental Income	$173,096	$181,751	$190,838	$200,380	$210,399	$220,919
Operating Expenses						
Maintenance & Repairs	$8,655	$9,088	$9,542	$10,019	$10,520	$11,046
Total Operating Expenses	$8,655	$9,088	$9,542	$10,019	$10,520	$11,046
Net Operating Income (NOI)	$164,441	$172,663	$181,296	$190,361	$199,879	$209,873
Annual Mortgage Payment	$125,256	$125,256	$125,256	$125,256	$125,256	$125,256
Net Cash Flow After Debt	**$39,185**	**$47,407**	**$56,040**	**$65,105**	**$74,623**	**$84,617**

The model shows improving project performance over time, with five-year cumulative net cash flow projected at approximately **$327,792** and five-year cumulative NOI projected at approximately **$954,074**.

Key Pro Forma Assumptions

- Annual rent growth is modeled at approximately 5%.
- Operating expense inflation is modeled at approximately 2% annually after Year 1.
- Leases are structured as triple net leases, with tenants responsible for their proportionate share of taxes, insurance, utilities, and applicable operating expenses, reducing owner exposure to pass-through property-level costs.
- Maintenance and repairs are estimated at 5% of gross rental income.
- No property management fee is included because the project will be owner-managed.
- The Phase 1 funding plan assumes **$600,000** of developer equity and a **$1,400,000** construction/acquisition loan, amortized over **20 years** at an assumed **6.5%** interest rate, resulting in estimated annual debt service of approximately **$125,256**.
- The tenant plan includes the Wayfarer Hotel and bakery/retail space.

In addition to supporting debt repayment and ownership sustainability, the proposed reuse is expected to generate broader downtown benefits through continued lodging activity, local sales tax collections, new or retained jobs, visitor spending, and increased foot traffic for surrounding businesses. The combination of hospitality, retail, and common space uses aligns with the RFP's objective of returning the property to productive private use while creating an economic catalyst in downtown Monroe.

Tenant Details

Wayfarer Hotel & Events

We have a passion for preserving the past and protecting the future. Wayfarer Hotel & Events grew out of our desire to share the rich history of our hometown with guests. Walton County has been home to Crista's family for five generations.

We have two rooms and two suites upstairs, two guestrooms downstairs, and our event venue, the Music Hall. Our close attention to detail promises to make your stay comfortable and enjoyable. The hotel building was built in the early 1900's. It has been everything from a buggies and harness store, to a law office, to a dental practice, to a furniture showroom. Since 2007 it has been the Wayfarer's home.

In addition to our love for the past, we have a strong sense of responsibility to preserve resources for the future. Solar panels on the hotel and Music Hall roofs provide green power. Our community pantry cuts down on waste, and recycling bins are provided in the hotel and both venues. We have repurposed many materials during the renovations, including wood and steel salvaged from the buildings to make bars and tables.

The Wayfarer Music Hall, completed in 2017, has become special to the community as the site of guests' most important events in life. Whether it's a 50th anniversary party, graduation, wedding, or celebration of life, the building and courtyard provide an inviting, memorable setting. Event attendees often express their appreciation for the preservation of the building and attention to detail. The weather-worn brick exterior and landscaped grounds are a popular backdrop for photo shoots. Events bring in thousands of visitors who otherwise would not be dining, shopping, and staying in town. Wayfarer Hotel & Events works closely with nonprofit groups, offering rental discounts for various fundraisers and volunteer appreciation events.

Purchase Offer

PURCHASE OFFER

111 East Spring Street, Monroe, Georgia

Mountain Creek Enterprises, hereby offers to purchase the real property located at **111 East Spring Street, Monroe, Georgia**, together with all improvements and appurtenances, for a purchase price of **Four Hundred Thousand Dollars ($400,000)**, payable in cash at closing.

This offer is not contingent upon financing. Buyer intends to fund the acquisition with available cash or other immediately available funds and will provide reasonable evidence of funds upon request.

The only contingency to this offer is Buyer's environmental due diligence. Buyer shall have the right, at Buyer's sole cost and expense, to obtain a **Phase I Environmental Site Assessment** for the property. If the Phase I Environmental Site Assessment recommends or identifies the need for further investigation, Buyer shall also have the right, at Buyer's sole cost and expense, to obtain a **Phase II Environmental Site Assessment** or other reasonable follow-up environmental testing recommended by Buyer's environmental consultant.

If Buyer is not satisfied, in Buyer's reasonable discretion, with the results of the Phase I Environmental Site Assessment or, if applicable, the Phase II Environmental Site Assessment, Buyer may terminate the purchase prior to the expiration of the environmental due diligence period and neither party shall have any further obligation except for obligations that expressly survive termination.

Except for the environmental contingency described above, this offer is made without further contingencies. Buyer will work in good faith with Seller to finalize a mutually acceptable purchase and sale agreement consistent with these terms and to proceed to closing promptly following satisfaction or waiver of the environmental contingency.

Respectfully submitted,

Rick Huszagh

Rick Huszagh

Mountain Creek Enterprises

Bank Letter

Pinnacle SYNOVUS

July 20, 2026

RE: Mountain Creek Enterprises, Inc. – 111 E. Spring Street, Monroe

To The Development Authority of Walton County:

This letter acknowledges that Mountain Creek Enterprises, Inc. has maintained a long-standing banking relationship with Synovus. Synovus has financed several real estate projects for the company and related entities. Based on our relationship and experience with the company, Mountain Creek Enterprises, Inc. has the financial capacity to complete the project at 111 E. Spring Street in Monroe should they pursue this opportunity. If you have any further questions, please feel free to contact me at 770-207-7851.

Sincerely,

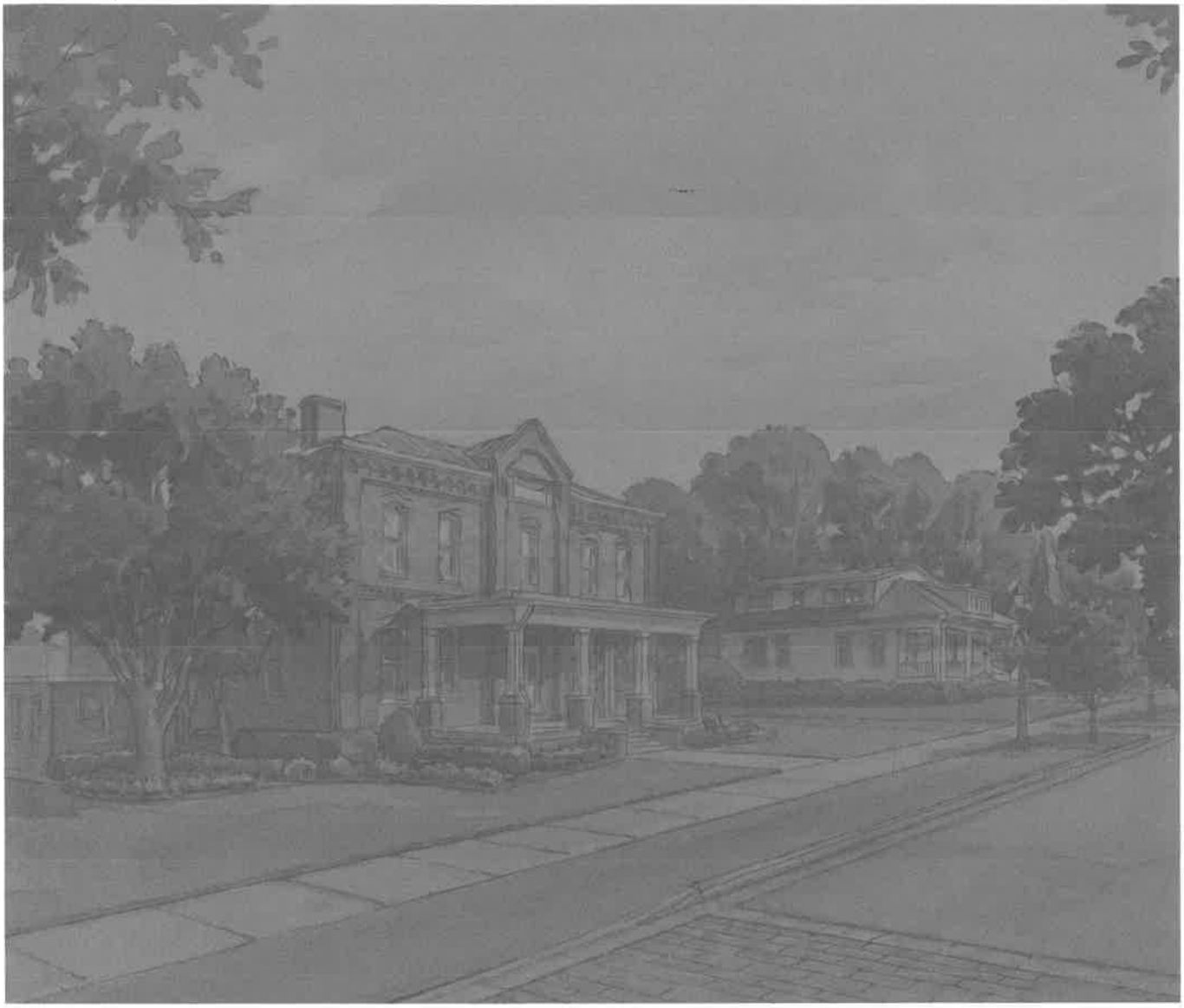
Stuart Smith

Senior Vice President

140 E. Washington Street

Monroe, GA 30655

770-207-7851 (Direct)



Statement of Qualifications

for Purchase & Adaptive Reuse
of Historic Downtown Property

203 Milledge Avenue
Walton County

The Eulalia Group, SPG Planners + Engineers, and E+E Architecture
are pleased to submit our qualifications for:

The Purchase & Adaptive Reuse of
the Historic Walton County Jail Property

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01 | Cover Letter & Executive Summary

July 31, 2026

Attn: Shane Short, President & CEO/Review Committee
Development Authority of Walton County
132 E. Spring Street
Monroe, GA 30655

Dear Selection Committee,

Thank you for the opportunity to submit our qualifications for the adaptive reuse of the historic Walton County Jail. The Eulalia Group, in partnership with SPG Planners + Engineers and E+E Architecture, is honored to be considered for a project that represents a unique opportunity to preserve one of Monroe's significant historic resources while **creating a vibrant, lasting community asset.**

We recognize that this effort is about far more than the rehabilitation of a historic building—it is about preserving an important chapter of Monroe's civic history while thoughtfully introducing compatible uses that allow the property to remain active, relevant, and sustainable for future generations. The successful transformation of this landmark will require a careful balance between historic preservation, placemaking, economic viability, community benefit, and thoughtful design.

Our team is particularly well-suited for this work through of our combined expertise in historic preservation, adaptive reuse, real estate development, urban planning, and community-centered design. The Eulalia Group brings extensive experience successfully revitalizing historic properties throughout Monroe, including the redevelopment of significant commercial and residential structures along Broad Street and recent adaptive reuse efforts involving the historic J.L. McGarity Ford building and Millner-Aycock Building. Complementing this experience, SPG Planners + Engineers brings its integrated approach as Partners in Placemaking, providing the planning, engineering, landscape architecture, and design expertise necessary to thoughtfully transform historic resources into vibrant, functional community assets.

Together, our team understands that historic buildings are not simply preserved—they are renewed through meaningful connections to the community. Our approach emphasizes protecting character-defining features, respecting historic context, and ensuring that new interventions are compatible with the original design.

The Eulalia Group, SPG Planners + Engineers, and E+E Architecture are pleased to submit our qualifications for this effort. We welcome the opportunity to partner with the Development Authority of Walton County and community stakeholders to transform this historic landmark into a timeless destination that honors its past, strengthens its present, and contributes to the future vitality of Monroe and greater Walton County.

Thank you for your consideration.

Sincerely,

The Eulalia Group
chad@theeulaliagroup.com
m. (503) 927-6321

Statement of Intent

RE: The Historic Walton County Jail
203 Milledge Avenue
Monroe, GA 30655

The Eulalia Group, in partnership with SPG Planners + Engineers and E+E Architecture, is pleased to present our vision for the adaptive reuse of the Historic Walton County Jail. We believe this project represents a rare opportunity to preserve one of Monroe's unique historic landmarks while establishing a new destination that contributes to the city's continued economic, cultural, and civic vitality.

Our team is committed to a redevelopment approach that respects the Jail's historic character while introducing thoughtfully integrated new uses that ensure the property remains active, relevant, and economically sustainable. By combining preservation, thoughtful design, and strategic investment, we seek to create a place that honors the site's legacy while supporting the continued evolution of downtown Monroe.

Proposed Vision

We view adaptive reuse as more than the preservation of a historic building—it is the thoughtful renewal of a place. The Historic Jail should remain an authentic part of Monroe's identity while serving new generations through uses that activate the property, strengthen downtown, and create lasting community value.

Key considerations for the project include:

- Rehabilitation of the historic structure in accordance with Downtown Monroe Historic Preservation Commission standards, the Secretary of the Interior's Standards for Rehabilitation, and applicable Section 106 review requirements
- Preservation of original materials, architectural character, and significant character-defining features while allowing for necessary upgrades and improvements
- Development of a viable adaptive reuse strategy that introduces compatible commercial, hospitality, cultural, or mixed-use opportunities
- Integration of modern building systems, utilities, and accessibility improvements while respecting the historic building envelope
- Thoughtful architectural, site, and landscape design that enhances the building's relationship to downtown Monroe and its surrounding context
- Coordination of permitting, engineering, financing, construction requirements, and implementation strategies to support a successful redevelopment

Development Opportunities

The Historic Jail presents a unique opportunity to explore a range of compatible adaptive reuse strategies that preserve the building's architectural character while creating a viable long-term use.

Potential opportunities may include neighborhood commercial, boutique hospitality, cultural and community uses, childcare/daycare, creative office, residential, single-family residential, and mixed-use concepts. The final redevelopment strategy should be guided by market demand, community needs, and compatibility with the historic resource, ensuring the property is thoughtfully reintegrated into downtown Monroe as an active, economically sustainable, and valued community asset.

- **Boutique Hospitality** – boutique hotel, inn, guest accommodations, or short-term lodging concepts that leverage the historic character of the building and support downtown tourism and regional visitation
- **Neighborhood Commercial** – locally oriented retail, professional services, specialty shops, cafés, restaurants, or other small-scale commercial uses that complement surrounding downtown businesses and increase daily activity
- **Cultural and Community Uses** – galleries, arts-related uses, educational programming, event spaces, or community gathering spaces that celebrate the building's history and provide public benefit
- **Mixed-use Development** – a combination of commercial, residential, hospitality, and community-oriented uses that creates a diverse and active destination throughout the day
- **Residential Adaptive Reuse** – market-rate apartments, lofts, or other residential units that preserve the historic structure while adding housing opportunities within walking distance of downtown amenities
- **Single-family Residential** – context-sensitive residential development opportunities on portions of the property, where appropriate, that reinforce surrounding neighborhood character and support downtown living
- **Childcare / Daycare** – early childhood education or childcare services that provide a needed community resource while activating the property with a use that serves local families and residents
- **Creative Office / Entrepreneurial Space** – flexible workspaces, studios, maker spaces, or small business incubator concepts that support local entrepreneurs and contribute to downtown economic activity
- **Restaurant / Food and Beverage Concepts** – destination dining, café, or gathering spaces that capitalize on the building's historic character and enhance downtown vibrancy
- **Event and Private Gathering Space** – venues for weddings, meetings, civic events, and community gatherings that utilize the building's unique architecture and historic setting

Core Project Team

The Eulalia Group has assembled a focused, multidisciplinary team specifically structured to support the successful acquisition, redevelopment, and adaptive reuse of the Historic Jail. The team brings together experienced professionals in historic preservation, real estate development, architecture, planning, landscape architecture, and engineering, providing the expertise necessary to thoughtfully transform a significant historic resource into a viable and enduring community asset. By combining The Eulalia Group's experience in historic redevelopment, E+E Architecture's adaptive reuse and architectural expertise, and SPG Planners + Engineers' integrated planning, landscape architecture, and engineering capabilities, our Team is positioned to balance historic integrity, economic feasibility, and community benefit while efficiently guiding the project from initial vision through implementation.

The Eulalia Group

The Eulalia Group is a Monroe-based real estate development company focused on thoughtful investment, historic preservation, and community-centered redevelopment. Founded by Chad Draper, The Eulalia Group builds upon decades of experience revitalizing historic properties and creating places that strengthen local identity and economic vitality. Through a commitment to preservation-driven development, the firm brings a deep understanding of the relationship between historic resources, private investment, and long-term community impact.

Core Team Members:

Chad Draper, Founder
Pat Kurek, Builder
Susan Sykes, Broker

E+E Architecture

E+E Architecture is an architecture firm dedicated to creating thoughtful, context-driven design solutions that balance creativity, functionality, and stewardship. With experience in adaptive reuse, historic rehabilitation, and complex building renovations, E+E Architecture approaches each project with an emphasis on preserving architectural character while integrating contemporary needs, building performance, and sustainable design strategies.

Core Team Members:

Chris Evans, AIA, Principal & Co-founder

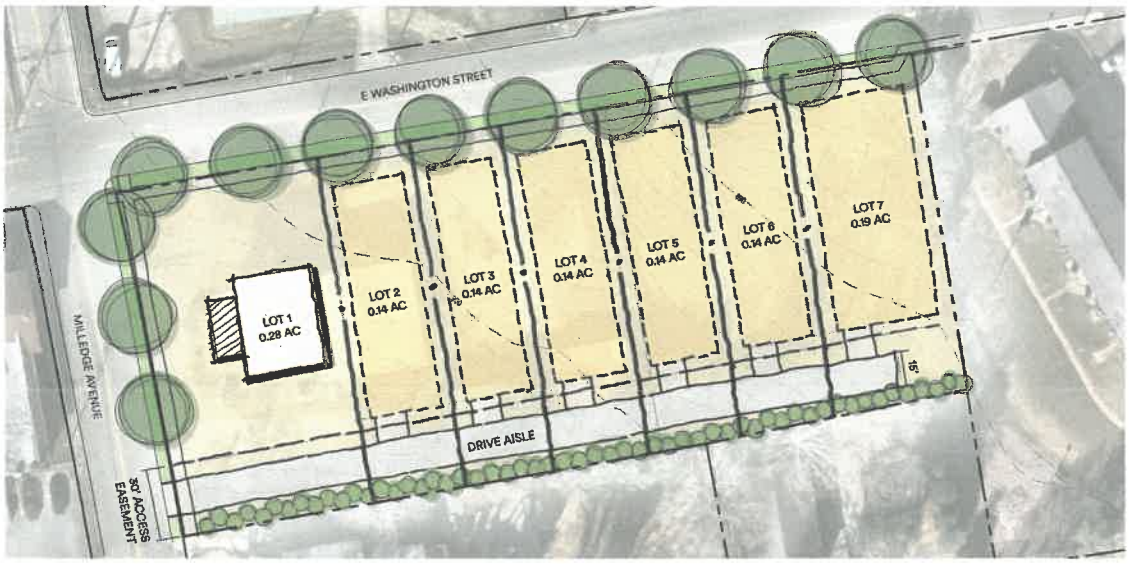
SPG Planners + Engineers

SPG Planners + Engineers is a multidisciplinary planning, design, and engineering firm specializing in the creation of thoughtful, implementable solutions for communities, municipalities, and institutions across Georgia and the Southeast. Integrating planning, urban design, landscape architecture, civil engineering, and land surveying under one roof, SPG delivers seamless coordination from concept through implementation. The firm is grounded in a people-centered approach that emphasizes community engagement, context-sensitive design, and practical strategies for long-term sustainability. With extensive experience in streetscape design, transportation planning, neighborhood revitalization, parks and public space planning, and infrastructure development, SPG helps clients translate vision into buildable, cost-conscious outcomes. Firm leadership remains actively involved in project delivery, ensuring responsiveness, quality control, and accountability. This hands-on structure, combined with a strong record of successful project completion, enables SPG to consistently deliver reliable, community-focused results.

Core Team Members:

Mick Kittle, PLA, Senior Project Manager
Wes Ryals, Senior Urban Planner + Historic Landscape Specialist
Liz Swift, PLA, Landscape Architect

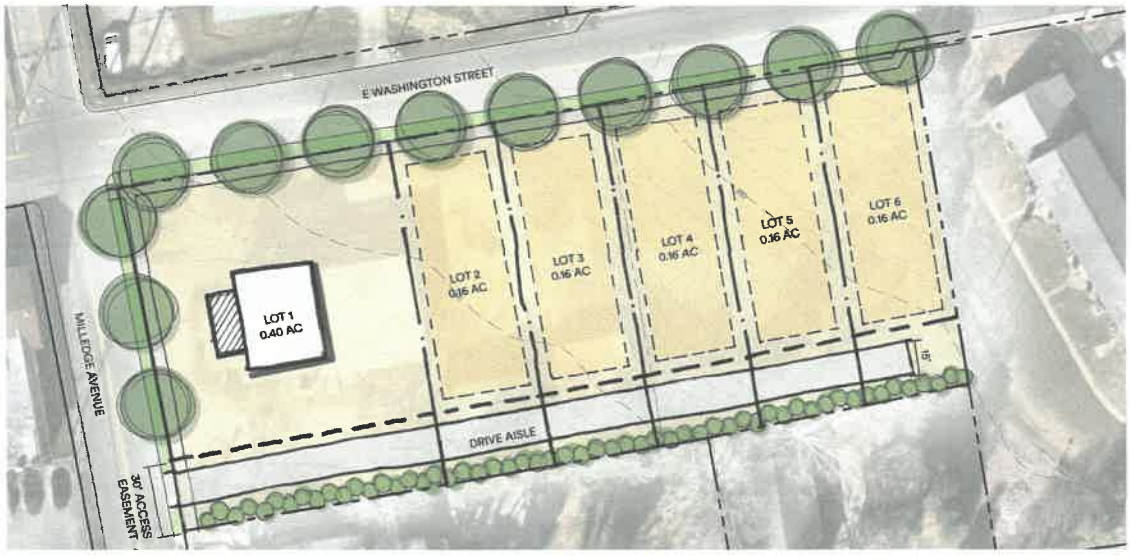
02 | Concept Plans & Architectural Vision



Concept A - 7 Residential Lots

Site Information
Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
Gross Area: 1.10 AC
Zoning: Character Based Code CD-4, Historic Landmark
Existing Use: Government Building
Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
Total Residential Lots: 7 (Including Existing Jail Building)
Density: 6.34 DUA

Development Standards
Minimum Lot Width: 40'
Front Setback: 12'
Side Setback: 5'
Rear Setback: 5'



Concept B - 6 Residential Lots

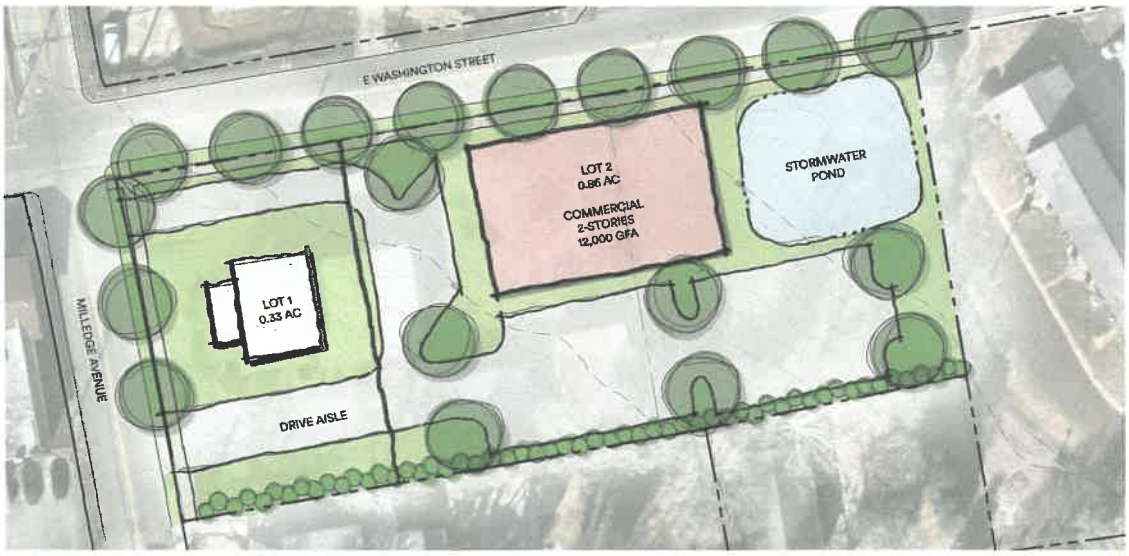
Site Information
Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
Gross Area: 1.10 AC
Zoning: Character Based Code CD-4, Historic Landmark
Existing Use: Government Building
Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
Total Residential Lots: 6 (Including Existing Jail Building)
Density: 5.45 DUA

Development Standards
Minimum Lot Width: 45'
Front Setback: 12'
Side Setback: 5'
Rear Setback: 5'

Concept C - 5 Residential Lots

Site Information
Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
Gross Area: 1.10 AC
Zoning: Character Based Code CD-4, Historic Landmark
Existing Use: Government Building
Proposed Use: Single Family Detached (Rear Load) (47,916 SF)
Total Residential Lots: 5 (Including Existing Jail Building)
Density: 4.55 DUA

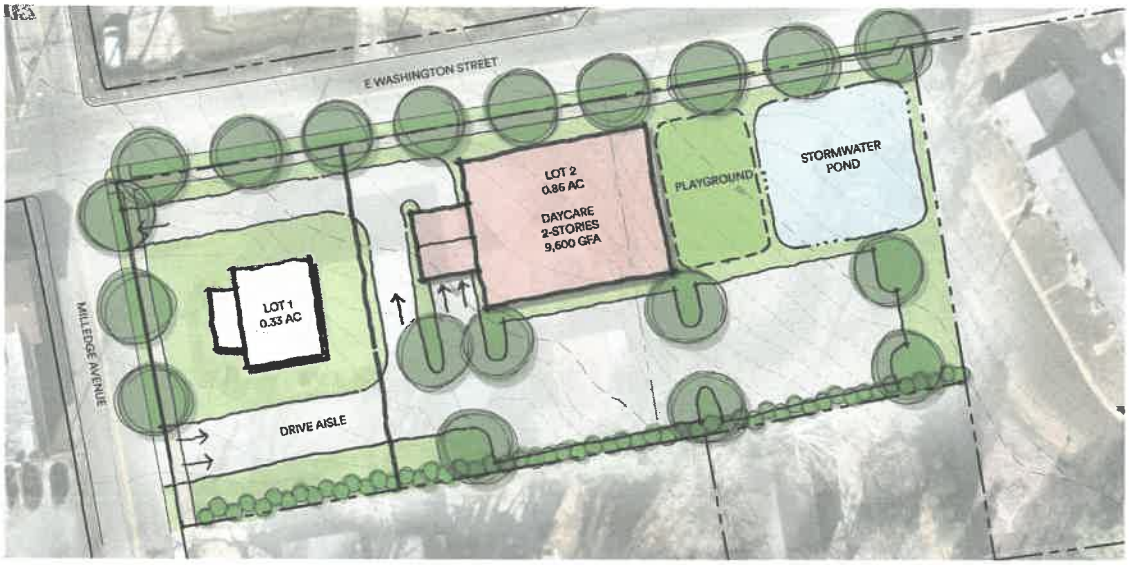
Development Standards
Minimum Lot Width: 50'
Front Setback: 12'
Side Setback: 5'
Rear Setback: 5'



Concept D - General Commercial

Site Information
Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
Gross Area: 1.10 AC
Zoning: Character Based Code CD-4, Historic Landmark
Existing Use: Government Building
Proposed Use: Single Family Detached (11,368 SF)
Commercial (36,548 SF)
Total Residential Lots: 1 (Existing Jail Building)
Total Commercial Lots: 1

Development Standards
Minimum Lot Width: 100'
Front Setback: 12'
Side Setback: 0'
Rear Setback: 3'



Concept E - Daycare

Site Information
Parcels: M0140128 (0.70 AC), M0150032 (0.40 AC)
Gross Area: 1.10 AC
Zoning: Character Based Code CD-4, Historic Landmark
Existing Use: Government Building
Proposed Use: Single Family Detached (11,368 SF)
Daycare (36,548 SF)
Total Residential Lots: 1 (Existing Jail Building)
Total Commercial Lots: 1

Development Standards
Minimum Lot Width: 100'
Front Setback: 12'
Side Setback: 0'
Rear Setback: 3'

Note: Architecture shown for illustrative massing and contextual purposes only; final design details subject to change.

Preliminary Approach to Preserving Historic Elements

For the Historic Walton County Jail, our preservation approach will be guided by the principles of Section 106 of the National Historic Preservation Act (as applicable to any federal funding, permitting, or consultation), the Secretary of the Interior's Standards for Rehabilitation, the City of Monroe Historic Preservation Commission Guidelines, and applicable Georgia preservation practices. Together, these frameworks emphasize preserving historic character while allowing compatible new uses that ensure the building's long-term viability.

Preservation and Rehabilitation Approach

The Eulalia Group and its preservation partners will begin the project with a comprehensive assessment of the historic jail's architectural character, construction methods, and character-defining features to establish a preservation framework before design begins. Existing conditions will be documented through measured drawings, photography, and material analysis to identify significant architectural elements, periods of alteration, and opportunities for rehabilitation.
Consistent with the Secretary of the Interior's Standards and the Section 106 process, our primary objective will be to avoid, minimize, and mitigate adverse effects to historic resources by prioritizing preservation over replacement wherever feasible. Original masonry, windows, structural systems, interior circulation patterns, detention elements, ornamental details, and other character-defining features will be evaluated for repair and stabilization before replacement is considered. Where replacement is unavoidable, new materials will match the historic materials in design, dimensions, texture, and appearance while remaining distinguishable upon close inspection.

Adaptive reuse interventions will be carefully integrated to preserve the building's historic integrity while accommodating modern building systems, accessibility, life-safety requirements, and new occupancies. New mechanical, electrical, plumbing, and fire protection systems will be routed to minimize impacts to significant historic fabric. Required accessibility improvements will be incorporated as sensitively as possible, balancing code compliance with preservation objectives.

Exterior modifications will be designed in accordance with the Monroe Historic Preservation Commission's review criteria, ensuring that alterations remain compatible with the building's historic scale, massing, materials, fenestration, roof forms, and architectural detailing. Any new additions or site improvements will be differentiated from the original structure while remaining subordinate in scale and compatible with the historic context. Reversible construction techniques will be employed wherever practical so that future generations may remove new work without impairing the historic resource.

Should federal funding, permits, or other federal involvement trigger Section 106 review, our team will support the consulting agency through the established consultation process by preparing documentation, evaluating potential effects on historic properties, coordinating with the Georgia State Historic Preservation Office and other consulting parties as appropriate, and developing avoidance or mitigation strategies that maintain compliance while advancing project goals. Throughout the process, we will facilitate coordination among project stakeholders to build consensus around preservation priorities and rehabilitation solutions.

Finally, we view adaptive reuse as an opportunity to interpret the site's history rather than obscure it. Where appropriate, historic spaces, construction techniques, and detention features will be retained and incorporated into the visitor experience through interpretive displays, exhibits, or architectural storytelling that celebrates the building's evolution while supporting its new civic purpose.

Guiding Preservation and Rehabilitation Principles

- Preserve and repair original historic materials before considering replacement.
- Retain character-defining architectural features, spaces, and significant circulation patterns.
- Design new interventions to be compatible, distinguishable, and reversible where feasible.
- Minimize visual impacts of new building systems and code-required improvements.
- Incorporate accessibility and life-safety upgrades with the least impact to historic fabric.
- Ensure exterior alterations are compatible with Monroe Historic Preservation Commission guidelines.
- Document existing conditions and significant features before rehabilitation begins.
- Coordinate early with preservation stakeholders to streamline review and approvals.
- Integrate interpretation of the jail's history into the completed adaptive reuse project.
- Deliver a rehabilitation that preserves the property's historic integrity while creating a sustainable, economically viable community asset.

03 | Qualifications & Experience

Our Proficiencies

Our Team is focused on creating a lasting impact on the built environment through the thoughtful preservation, revitalization, and transformation of meaningful places. We are driven to create destinations that honor history, support investment, and strengthen connections—preserving character while creating new opportunities for people **to gather, engage, and thrive.**

With deep roots in Monroe and extensive experience working within the community's historic fabric, our Team understands the importance of preserving the character, identity, and stories that make downtown Monroe unique. We believe successful adaptive reuse requires more than preserving a historic structure—it requires creating a meaningful connection between the building, its users, and the surrounding community.

For this project, we are uniquely positioned through:

Context, order, coherence, thoughtfulness, wholeness, creativity, and beauty - we fight to bring it to every project, full stop.

Historic Preservation & Adaptive Reuse Experience

Our Team brings direct experience revitalizing historic properties in Monroe and throughout the region, with a demonstrated understanding of how to preserve character-defining features while introducing compatible new uses. Our approach respects the historic integrity of the resource and will be guided by the Secretary of the Interior's Standards for Rehabilitation and applicable Section 106 review requirements.

Local Knowledge & Downtown Revitalization

Having actively contributed to Monroe's downtown redevelopment, our Team understands the importance of maintaining the community's historic identity while supporting continued investment and economic vitality. Our experience provides valuable insight into how the Historic Jail can become an active anchor that complements surrounding businesses, neighborhoods, and civic assets.

Placemaking, Design & Context-Sensitive Development

As Partners in Placemaking, SPG brings a people-centered design approach that considers how buildings, landscapes, infrastructure, and public spaces work together to create meaningful places. Our Team understands how thoughtful design can reinforce Monroe's unique character and create a destination that serves residents, businesses, and visitors.

Viable Development Strategies & Implementation

Successful adaptive reuse requires a realistic understanding of market conditions, investment, and long-term sustainability. Our Team brings experience evaluating compatible commercial, hospitality, cultural, residential, and mixed-use opportunities and translating those concepts into implementable strategies that support preservation, economic development, and community benefit.

Mick Kittle, PLA

Senior Land Planner

Mick joined SPG in May 2022. A 2007 graduate of the University of Georgia, he began his career in Destin, Florida, working on coastal community planning and landscape design before expanding his experience in Wilmington, NC, with mixed-use planning, park and amenity design, and construction documentation. In 2010, Mick relocated to Denver, Colorado, where he advanced to senior project manager at a planning firm, leading projects and client relationships for over 13 years.

In 2022, Mick relocated back to his home town of Athens and joined SPG Planners + Engineers as Senior Landscape Architect, eager to have a positive impact on the local community fabric. His technical and organizational skills help refine design details and ensure projects are delivered with precision and on schedule. Outside of work, Mick enjoys time with family, taking his kids to local fishing holes, farmers markets, playgrounds, and exploring the outdoors.

Education

BLA Landscape Architecture,
The University of Georgia

Professional Affiliations

- Urban Land Institute
- NAIOP
- Congress for the New Urbanism (CNU)
- UGA College of Environment and Design Portfolio Review

Licenses and Certifications

- State of Georgia, LA #001981
- GSWCC Level II Certified Design Professional Certification #0000108317

Select Project Experience

- NatureWalk, Seagrove, Florida
- St. James Plantation, South Port, North Carolina
- Edge at 470, Parker, Colorado
- Axis 25, Loveland, Colorado
- Brunswick Forest, Leland, North Carolina
- Timbers at the Pinery, Douglas County, Colorado
- Solterra, Lakewood, Colorado
- Malone Family Estate, Monticello, Georgia
- Painted Pickle, Atlanta, Georgia
- Westminster Christian Academy Campus Expansion, Oconee County
- Hedges Family Estate, Oconee County
- Lake Country Village, Eatonton, Georgia
- Avondale, Monroe, Georgia
- Blaine Street Station, Monroe, GA

Wes Ryals

Senior Urban Planner + Historic Landscape Specialist

Wes is a seasoned urban and landscape designer with extensive experience leading public- and private-sector site design projects across Georgia and the Southeast. Growing up in the diverse landscapes of the Georgia Piedmont, Wes developed a lasting commitment to preserving, protecting, and restoring the land. His work frequently explores the intersection of architecture, ecology, and cultural history—bridging past and present to inform thoughtful, place-based design. Wes's recent experience includes serving as project lead on the College Square Pedestrian Plaza project in downtown Athens —prioritizing both environmental performance and rich experiential user interaction.

Wes possesses highly technical skills in both hand and computer graphics, enabling him to communicate vision and detail with clarity, artistry, and precision. With over a decade of experience in landscape architecture and design consulting, he focuses on creating ecologically grounded, context-driven spaces that balance environmental performance with human experience. His dual background in history and landscape architecture gives him both analytical rigor and artistic sensitivity, making him particularly adept at stakeholder engagement, regulatory navigation, and translating vision into constructible, technically sound design solutions.

Education

MLA Landscape Architecture,
The University of Georgia
BLA Landscape Architecture,
The University of Georgia
BA History, Georgia Southern University

Professional Affiliations & Volunteer Experience

- UGA College of Environment and Design - Portfolio Review + Guest Critique
- City of Madison Historic Preservation Commission - Vice-Chair (2022-Present)
- Congress for New Urbanism - Member

Awards

- TN-ASLA Analysis and Planning Award (2019)
- Georgia Trust for Historic Preservation Award for Excellence in Restoration (2020)

Select Project Experience

- Thomas Farm Preserve Master Plan, Watkinsville, GA
- Harris Shoals Master Plan, Watkinsville, GA
- City of Watkinsville Wayfinding + Trailhead Signage
- Wire Park Adaptive Reuse Mixed-Use Development, Watkinsville, GA
- Lone Oaks Farm Shooting Range & Event Facility, Middleton, TN
- Madison Cemetery Expansion Site Master Plan, Madison, GA
- Nordika Thermal Experience, Dahlonega, GA
- Patten Parkway Streetscape Redesign, Chattanooga, TN
- Grace Property at Furman University Mixed-Use Development, Greenville, NC
- Spirit of Athens Square Streetscape Improvements, Athens, GA
- College Square Streetscape ReDesign, Athens, GA
- Avondale, Monroe, GA
- Veterans Walk Pattern Book, Monroe, GA

Liz Swift, PLA

Landscape Architect

Liz Swift is a landscape architect with project and research experience across the state of Georgia. At SPG Planners + Engineers, Liz assists with design and production of a broad range of projects including large scale master planning to small scale site development.

Under UGA College of Environment + Design and UGA School of Public Health, Liz conducted research funded by the CDC H.O.P. grant. Research included community engagement to inform contextual implementation of multi-modal infrastructure for rural areas. Liz possesses professional experience in project management, construction administration, permitting, and production of site development plans. In addition, she is skilled in custom construction details that can transform an idea into an executable plan.

Living in many cities and rural towns in the Midwest prior to making Athens home shaped Liz's passion for thoughtful design. Combining both real-world influences and academic experience, Liz's design philosophy evolved to emphasize precedent, community involvement, equitable access, and low-impact development. Outside of work, Liz is considered a plant enthusiast and spends most of her time outdoors with her husband, dogs, and foster dogs.

Education

MLA Landscape Architecture,
The University of Georgia
BLA Environmental Studies in Law
and Policy,
University of Michigan

Professional Affiliations & Volunteer Experience

- UGA College of Environment and Design - Portfolio Review - Guest Critique (2023 - Present)
- Athens Area Women in Construction - Member (2025 - Present)
- Three Dog Night Rescue, 501c3 - Foster (2023 - Present)
- Tails of Tallassee Rescue, 501c3 - Co-Founder

Licenses and Certifications

- State of Georgia, LA #002063

Select Project Experience

- Blaine Street Station Mixed-Use Planned Development, Monroe, GA
- GAP Family Holdings Master Land Use Plan, Monticello, GA
- Rise Risely School Restoration and Community Center Master Plan – Coastal Georgia Area Community Action Authority, Inc., Brunswick, GA
- Georgia B. Williams Nursing Home Phase 1 and Phase 2 Restoration Construction Documentation, Camilla, GA
- Elberton Town Square Master Plan, Elberton, GA
- Pollo Criollo Restaurant, Athens, GA
- Athens Sports Arena - Soccer Field Expansion, Athens, GA
- Georgia Academy for the Blind - Hendricks Building Expansion, Macon, GA
- GCSU Herty Hall Interior Renovations and Exterior ADA Improvements, Milledgeville, GA
- UGA State Botanical Gardens: Dunson Native Flora Garden - ADA Improvements, Athens, GA
- UGA Learning and Development Center - ADA Improvements, Athens, GA
- UGA Integrated Precision Agriculture Demonstration Farm Phase I, Perry, GA

Adative Reuse Project Experience

The Eulalia Group, E+E Architecture, SPG Planners + Engineers, and Bolt Construction Group bring complementary experience in adaptive reuse, historic rehabilitation, and downtown redevelopment throughout Georgia. Together, the team has transformed historic buildings and underutilized properties into vibrant community assets through integrated development, architecture, planning, engineering, and construction expertise.

Awards & Recognitions

The Core Project Team has earned regional and statewide recognition for excellence in historic preservation, adaptive reuse, planning, design, and community revitalization. These awards reflect a shared commitment to creating thoughtful, context-sensitive projects that deliver lasting value.

- 2026 Georgia Trust for Historic Preservation: Excellence in Rehabilitation for the J.L. McGarity Buildng*
- 2026 Historic Athens: Outstanding Restoration for the Camak House
- 2023 Georgia Downtown Association: Best Facade Rehabilition
- 2023 Georgia Trust for Historic Preservation: Excellence in Rehabilitation for the Oconee Street School*
- 2018 Monroe Downtown Golden Hammer Award

Project/Property	Location	Relevant Experience	Team
J.L. McGarity Ford Building (Grizzle Beer)*	Monroe, GA	Adaptive reuse; historic rehabilitation; downtown redevelopment; preservation-driven investment	The Eulalia Group / E+E Architecture
Millner-Aycock Building	Monroe, GA	Historic rehabilitation; adaptive reuse; commercial redevelopment; historic district reinvestment	The Eulalia Group
Nunnally Buildng	Monroe, GA	Historic rehabilitation; downtown revitalization; private investment	The Eulalia Group
Nunnally Lumber Company	Monroe, GA	Adaptive reuse; brewery/hospitality design; existing building renovation; community-focused destination development	The Eulalia Group
Thai Won On	Monroe, GA	Adaptive reuse; hospitality/restaurant activation; downtown revitalization; ex'g building redevelopment	The Eulalia Group / E+E Architecture
1000 Faces Coffee House	Athens, GA	Adaptive reuse; commercial renovation; hospitality design; neighborhood-oriented redevelopment	E+E Architecture
Seabear Oyster Bar	Athens, GA	Adaptive reuse; restaurant design; hospitality redevelopment; existing building transformation	E+E Architecture
When Pigs Fly	Monroe, GA	Historic rehabilitation; adaptive reuse; restaurant/hospitality design; ex'g building renovation	E+E Architecture
Historic Rehabilitation & Adaptive Reuse Projects	Various	Historic rehabilitation; adaptive reuse; existing building assessment; code/accessibility integration	E+E Architecture
Historic Mathis Apartments	Athens, GA	Historic rehabilitation; adaptive reuse; multifamily redevelopment; existing building modernization	SPG Planners + Engineers
The Oconee Street School*	Athens, GA	Historic rehabilitation; adaptive reuse; institutional building transformation; historic tax credits	SPG Planners + Engineers
Wire Park Adaptive Reuse Mixed-Use Development	Watkinsville, GA	Adaptive reuse; mixed-use redevelopment; commercial rehabilitation; infill development	SPG Planners + Engineers / E+E Architecture

J. L. McGarity Ford Building

Client The Eulalia Group
www.theeulaliagroup.com/from-ford-to-fermentation-a-monroe-landmark-reimagined

Project Type Adaptive Reuse

The J.L. McGarity Ford Building exemplifies The Eulalia Group's commitment to preserving Monroe's historic resources while transforming underutilized properties into vibrant community destinations. Originally constructed in 1921 as an automotive dealership, the building represents an important chapter in Monroe's commercial history.

Through a thoughtful adaptive reuse process, the vacant historic structure was transformed into an active mixed-use destination while preserving its defining architectural character. Rehabilitation efforts retained the original brick façade, exposed steel trusses, interior plaster, and historic steel windows, while integrating modern building systems, life-safety improvements, accessibility upgrades, and contemporary tenant spaces.

As Architect of Record, E+E Architecture led the rehabilitation of the historic structure, including restoration of the building shell and interior build-outs for the upper and lower levels, balancing preservation of the building's historic fabric with the functional requirements of new commercial uses.

The project demonstrates how preservation-driven redevelopment can catalyze downtown revitalization by reinvesting in historic assets, attracting new economic activity, and strengthening community identity.

Thai Won On

Client The Eulalia Group

Project Type Adaptive Reuse

The Eulalia Group, in partnership with E+E Architecture, transformed an underutilized downtown Monroe property into Thai Won On, a locally focused restaurant and gathering destination that contributes to the continued vitality of Monroe's historic downtown district. The project reflects a collaborative approach to preservation-driven redevelopment, combining The Eulalia Group's expertise in historic property investment and adaptive reuse with E+E Architecture's experience in context-sensitive design and existing building transformation.

Through thoughtful adaptation of the existing space, the project balanced the character and identity of the historic downtown setting with the functional requirements of a contemporary hospitality use. E+E Architecture provided design expertise focused on integrating modern operational needs while respecting the building's existing context, materials, and architectural character.

Thai Won On demonstrates the team's ability to identify opportunities within existing downtown assets, transform underutilized properties into active community destinations, and create economically sustainable uses that strengthen local identity and support downtown revitalization.

Camak House

Client Chabad Athens

Project Type Historic Rehabilitation and Adaptive Reuse

The Camak House represents a thoughtful example of historic preservation and adaptive reuse, demonstrating how significant historic resources can be preserved while serving a renewed community purpose. Originally constructed in 1834, the Federal-style residence is one of Athens' most significant historic landmarks and is recognized for its architectural character and connection to the city's early history.

E+E Architecture played an integral role in the rehabilitation and adaptive reuse of the Camak House, providing architectural expertise focused on preserving the building's historic character while thoughtfully integrating modern functionality. The approach reflects a deep understanding of preservation principles, including careful consideration of existing materials, character-defining features, building systems, and contemporary needs within a historic framework.

The project exemplifies the importance of stewardship-driven design—protecting the integrity of a historic resource while ensuring it remains active, functional, and relevant for future generations. E+E Architecture's work on the Camak House reflects their broader commitment to historic preservation and adaptive reuse, an approach recognized through their involvement in preservation-focused projects throughout the Athens community.

Wire Park Adaptive Reuse Mixed-Use Development

Client Gibbs Capital
www.wirepark.net

Project Type Adaptive Reuse Mixed-Use

Wire Park represents the transformative reimagining of the former Southwire manufacturing plant, a facility that served as an economic cornerstone of the City of Watkinsville for more than five decades. Once an underutilized industrial property at the edge of downtown, the site has been reborn as a vibrant mixed-use destination that has infused new life, activity, and investment into the community. As the region's first large-scale adaptive reuse development, Wire Park includes 130 residences, 225,000 square feet of retail and office space, a new Oconee County Library, the region's first food hall, and nearly 35,000 square feet of indoor sports and recreation facilities.

The project has become a catalyst for economic development and community revitalization, creating opportunities for local entrepreneurs, generating new jobs and tax revenue, and attracting visitors from across the region. Thoughtfully designed greenspaces host concerts, farmers markets, festivals, movie nights, and fitness classes, creating a vibrant civic destination that strengthens community connections and local identity.

Preservation of the site's industrial heritage remained a guiding principle throughout the redevelopment process, with historic manufacturing elements incorporated into the design to celebrate the property's legacy and create a distinctive sense of place. The result is a successful model of adaptive reuse that honors the past while serving as a lasting economic and cultural asset for Watkinsville.

Client References

We've partnered with SPG across several projects in the Lake Oconee area and have consistently found them to be one of the more capable and responsive firms in the region. What sets them apart isn't just technical competence - it's how they engage. They show up prepared, they communicate proactively, and they treat your project like it matters. On complex, high-profile work, that combination is harder to find than it should be. (March 2026)

Adam Shaifer, Chief Executive Officer
Shaifer Companies
ashaifer@piedmontwater.com
404 234 3629

II have been interacting with SPG for about 15 years now. I am a utility engineer for a local water and sewer provider. I'm one of the plans-reviewers that SPG must submit their plans to in order to get permit approvals. SPG has **consistently impressed me over the years.** The quality of their plans has always been excellent, but most importantly, **honesty and integrity are clearly very important to this organization.**

If I needed **any type of planning, engineering or landscape design** I would choose SPG. They put a great deal of thought and care into their designs. It seems the **customer's experience is amazing** in the process. It's a real pleasure to give this firm a five star review.

Nathan Hester, PE, Authority Engineer
Jackson County Water & Sewerage Authority
nhester@jcwsa.com
706 367 1741 ext. 210

SPG has been involved in some of the more interesting and complex development projects in this area, such as Wire Park in Watkinsville, The Rambler and The Drake in Athens, and near and dear to us - the redesign of College Square in Downtown Athens. What I've seen firsthand is **a team that can hold a lot of moving pieces without dropping the ball on the details**. They're **creative thinkers when the site requires it, and they're disciplined enough to execute**. That's a rare combination in this industry. (March 2026)

Linda Ford, Director of Business Services
Athens Downtown Development Authority
linda@downtownathensga.com
706 353 1421 (office) | 706 424 2826 (cell)

04 | Financial Capability & Pro Forma

Pinnacle + SYNOVUS

July 29, 2026

RE: JEC Development, LLC – 203 Milledge Ave - Monroe

To The Development Authority of Walton County:

This letter acknowledges that JEC Development, LLC has maintained a long-standing banking relationship with Synovus. Synovus has financed several real estate projects for the company. Based on our relationship and experience with the company, JEC Development has the financial capacity to complete the project at 203 Milledge Avenue in Monroe should they pursue this opportunity. If you have any further questions, please feel free to contact me at 770-207-7851.

Sincerely,

Stuart Smith

Senior Vice President

140 E. Washington Street

Monroe, GA 30655

770-207-7851 (Direct)

Pro Forma Revenues	Lot	1	2	3	4	5	6	Totals
	Housing	Historic Home	New Home	New Home	New Home	New Home	New Home	
Gross Retail Sale		$650,000	$510,000	$510,000	$510,000	$510,000	$510,000	**$3,200,000**
Expenses								
Land Acquisition		$140,000	$26,500	$26,500	$26,500	$26,500	$26,500	**$272,500**
Development Costs		$45,000	$54,200	$54,200	$54,200	$54,200	$54,200	**$316,000**
Demolition of Jail		$25,000						**$25,000**
Construction / Remodel Costs		$250,000	$271,200	$271,200	$271,200	$271,200	$271,200	**$1,606,000**
Finance Costs 5%		$32,500	$25,500	$25,500	$25,500	$25,500	$25,500	**$160,000**
Commisssions 6%		$39,000	$30,600	$30,600	$30,600	$30,600	$30,600	**$192,000**
Overhead / Project Management 10%		$65,000	$51,000	$51,000	$51,000	$51,000	$51,000	**$320,000**
Total Expenses			**$596,500**	**$459,250**	**$459,250**	**$459,250**	**$459,250**	$2,892,750
Profit			**$53,500**	**$50,750**	**$50,750**	**$50,750**	**$50,750**	**$307,250**

Note: Financial projections reflect current market conditions and residential assumptions.
Actual development metrics may vary based on market conditions, entitlement outcomes, and final land use designation.

05| Purchase Offer & Deal Structure

Purchase Offer **$272,500**
Cash at Closing
Earnest Money **$5000**

Purchase **60** days from Mutual Acceptance of Purchase and Sale Agreement