



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, March 03, 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**
2. **MEETING OPENING**
 - 2.1. Pledge of Allegiance & Invocation
 - 2.2. Call to Order
 - 2.3. Roll Call
3. **ADOPTION OF AGENDA**
 - 3.1. Additions/Deletions
4. **DISCUSSION**
 - 4.1. County Manager's Report/Update
 - [4.2.](#) Walton County Old Jail Facility Renovations
 - 4.3. Annex III Building (Old USDA) and Old Original Jail Building
5. **TAX ASSESSORS**
 - [5.1.](#) Evaluation of Existing Homesteads - Proposal from TrueRoll
6. **PLANNING & DEVELOPMENT**
 - [6.1.](#) Z25-0392 - Rezone 3.00 acres from A1 to R1 to create a buildable lot with a shared driveway - Applicant: Daniel Haywood/Owner: Walker Haywood - property located at 3111 North Sharon Church Road - Map/Parcel C0280001C00 - District 2

Planning Commission recommended approval as submitted.
 - [6.2.](#) Z25-0394 - Rezone 1.22 acres from A1 to B2 for used motor vehicle sales - Applicant/Owner: Ramo Manjic - property located at 4743 Highway 81 & Lee Byrd Road - Map/Parcel C0160011 - District 1

Planning Commission recommended denial.

- 6.3.** Z25-0397 - Rezone 7.83 acres from R1 to A1 to have personal outside animals - Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter - property located at 2310 Ho Hum Hollow Road - Map/Parcel C0620012A00 - District 3

Planning Commission recommended approval as submitted.

- 6.4.** CU26-0001 - Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road - Applicant: Manchilo Guadie/Owner: Guadalupe Minhane - property located at 3601 Youth Monroe Road & Joanne Drive - Map/Parcel C0510167A00 - District 1

Planning Commission recommended approval with the following conditions: 1) Direct access from the subject property to Joanne Drive shall be prohibited; 2) A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision, more specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately; 3) Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application; 4) Approval shall be limited to a place of worship. Senior housing, assisted living facilities and educational facilities, or similar uses, shall be prohibited; 5) All lighting shall meet Walton County lighting standards and be inward facing, downward directional.

- 6.5.** Z26-0002 - Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space - Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney - property located on Good Hope Road - Map/Parcel C1660104 - District 6

Planning Commission recommended approval as submitted.

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

- 7.1.** Approval of February 10, 2026 Meeting Minutes
- 7.2.** Contracts & Budgeted Purchases of \$25,000 or Greater
- 7.3.** Declaration of Surplus
- 7.4.** McCarthy-Barnsley - O.C.O. #20 (for the record)
- 7.5.** Contract Agreement - Southern Disaster Recovery - Debris Management
- 7.6.** Memorandum of Second Amendment to License Agreement - Pinnacle Towers, LLC (for the record)

8. RESOLUTIONS

8.1. Authorizing Increase in Synovus Credit Card Limit

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

10. ANNOUNCEMENTS**11. EXECUTIVE SESSION****12. ADJOURNMENT**

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



February 23, 2026

The Honorable David G. Thompson, Chairman
Walton County Board of Commissioners
111 South Broad Street
Monroe, Georgia 30655
davidg.thompson@co.walton.ga.us

**Re: Walton County Old Jail Facility Renovations
Proposal for Preliminary Design Services**

Dear Chairman Thompson:

Precision Planning, Inc. (PPI) appreciates the opportunity to submit this professional design services proposal to Walton County (Client). This proposal is based upon our meeting on February 19, 2026 and past experience with similar projects. We offer the following project understanding, scope and fees.

PROJECT UNDERSTANDING

PPI understands that the Client plans to renovate the former Walton County Sheriff’s Office and Jail at 1425 S. Madison Avenue in Monroe, GA to house the following Walton County departments:

- Human Resources
- Finance
- EMS
- Fire Administration
- EMA
- Elections

Space will be required for customer service, waiting, offices, training, meeting, break, storage and miscellaneous support space. It is expected that the original jail housing and jail support space will be demolished as the first phase of the project. The housing expansion constructed in the early 2000s will be repurposed for Elections and storage. The project is expected to include site improvements such as drives, secure staff parking, landscaping, and potentially a pre-engineered EMS vehicle storage building. Existing boiler and chiller HVAC systems may be replaced with rooftop units to serve the renovated areas. The Client is requesting a proposal for preliminary architectural and engineering design services as outlined below.

PROJECT SCOPE OF SERVICES

I. Preliminary Design Phase

- A. PPI will attend a kick-off meeting with the Client to discuss project goals and objectives.
- B. PPI will conduct programming interviews with up to six (6) department representatives to determine current and future space needs and adjacencies.
- C. PPI will prepare a Program Document tabulating required space to be planned for each department.
- D. PPI will visit the space and take field measurements of areas to be renovated.
- E. PPI will prepare an As-Built Floor Plan and 3D model for preliminary design purposes.
- F. PPI will utilize existing survey information to prepare a draft Conceptual Site Plan and Conceptual Building Plan, illustrating circulation and space allocations. Up to two (2) revisions are included.
- G. Based on the approved Conceptual Plans, PPI will prepare final rendered Conceptual Site Plan and Conceptual Building Plan for the Client’s use in hard copy and electronic media.
- H. PPI will prepare a Preliminary Opinion of Probable Cost for construction of the renovation project as directed by the Client.

The Honorable David G. Thompson, Chairman
Walton County Board of Commissioners
February 23, 2026
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PROJECT ADDITIONAL SERVICES

The following additional services may be provided on an hourly basis:

1. Additional meetings and site visits required or requested by the Client not listed above
2. Design changes or services required due to significant changes in the project including, but not limited to, size, quality, complexity or Client’s schedule
3. Detailed architecture and engineering
4. Construction documents and specifications
5. Permitting
6. Contractor procurement services
7. Construction contract administration
8. Commissioning
9. LEED Project Administration

EXCLUSIONS AND ASSUMPTIONS

PPI is not responsible for any testing services including, but not limited to, soil testing, geotechnical testing and exploration, tests for hazardous materials, or any other environmental tests relating to existing conditions.

PROJECT COMPENSATION

PPI agrees to perform the services outlined in Item I above for a **Lump Sum Fee of \$69,500.00** to be invoiced monthly according to progress. Reimbursable expenses (printing and mileage) are in addition to the Lump Sum Fee. Refer to Item H in the attached Standard General Conditions. Additional services, if requested, shall be invoiced according to the attached Schedule of Hourly Rates.

Thank you for the opportunity to propose these professional services. If this proposal is acceptable, please authorize below and initial at the bottom of each page where indicated. An executed copy of this agreement may be returned to me by e-mail. Precision Planning looks forward to this opportunity to work with you!

Sincerely,



Elizabeth A. Hudson, AIA, NCARB
Executive Vice President

LH/kb

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Attachments: Schedule of Standard Hourly Rates & Standard General Conditions

Authorization given this _____ day of
_____, 2026

By: _____

Title: _____

The Honorable David G. Thompson, Chairman
Walton County Board of Commissioners
February 23, 2026
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2026 STANDARD ARCHITECTURE HOURLY RATES

Senior Principal Architect	\$220.00/Hour
Principal Architect	\$200.00/Hour
Senior Project Manager	\$185.00/Hour
Project Manager	\$165.00/Hour
Senior Project Architect.....	\$170.00/Hour
Project Architect.....	\$150.00/Hour
Job Captain	\$135.00/Hour
Project Coordinator	\$115.00/Hour
Intern Architect/Designer	\$105.00/Hour
CADD Technician	\$90.00/Hour
CADD Designer	\$70.00/Hour
Interior Designer.....	\$120.00/Hour
Senior Civil Engineer	\$170.00/Hour
Civil Engineer	\$140.00/Hour
Senior Landscape Architect	\$160.00/Hour
Landscape Architect	\$115.00/Hour
Administrative Coordinator	\$95.00/Hour
Senior Project Assistant.....	\$85.00/Hour
Project Assistant.....	\$70.00/Hour
Senior Structural Engineer.....	\$170.00/Hour
Junior Structural Engineer	\$150.00/Hour
Senior Mechanical/Plumbing Engineer.....	\$170.00/Hour
Junior Mechanical/Plumbing Engineer	\$150.00/Hour
Senior Electrical Engineer	\$170.00/Hour
Junior Electrical Engineer	\$150.00/Hour
Cost Estimator	\$150.00/Hour
Registered Land Surveyor (RLS)	\$165.00/Hour
Survey Manager.....	\$135.00/Hour
Survey Coordinator.....	\$120.00/Hour
Survey Technician.....	\$100.00/Hour
Surveying Crew	\$215.00/Hour

STANDARD GENERAL CONDITIONS

- A. In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Precision Planning, Inc., the Owner/Client agrees that all such electronic files are instruments of service of Precision Planning, Inc., who shall be deemed the author. ~~and shall retain all common law, statutory law and other rights, without limitation, including copyrights.~~

Intelligent data, including but not limited to Building Information Modeling (BIM) and 3D Grading/ Surface Modeling, are instruments of service. When transmitted, this data shall be for the sole purpose of visualization of design ideas by the Owner/Client and shall not constitute or supplement the contract documents. Differences may exist between these models and the corresponding hard copy contract documents, and Precision Planning, Inc. makes no representation about their accuracy or completeness.

The Owner/Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. ~~The Owner/Client agrees not to transfer these electronic files to others without the prior written consent of Precision Planning, Inc.~~ The Owner/Client further agrees that Precision Planning, Inc. shall have no responsibility or liability to Owner/Client or others for any changes made by anyone other than Precision Planning, Inc. or for any reuse of the electronic files without the prior written consent of Precision Planning, Inc.

In addition, the Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Precision Planning, Inc. or from any use or reuse of the electronic files without the prior written consent of Precision Planning, Inc., provided such change, use, or reuse is at the express direction of the Owner/Client.

Under no circumstances shall delivery of electronic files for use by the Owner/Client be deemed a sale by Precision Planning, Inc., and Precision Planning, Inc. makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Precision Planning, Inc. be liable for indirect or consequential damages as a result of the Owner/Client's unauthorized use or reuse of the electronic files.

- B. ~~There shall be no assignments of any portion of the work as described within the above proposal or during any phase of the work without the written consent by Precision Planning, Inc. There shall be no disclosures of the scope of services and/or fees, as outlined within this proposal, to any third parties without the written consent of Precision Planning, Inc. There shall not be any re-use or reproduction of this proposal or design documents without the written consent of Precision Planning, Inc.~~

- C. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, land surveying, architectural and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. Precision Planning, Inc. assumes no responsibility for interpretation made by others based upon the work or recommendations made by Precision Planning, Inc.



Initials: _____
 Rev. Jan. 31, 2023

- D. ~~In recognition of the relative risks and benefits of the Project to both the Owner/Client and Precision Planning, Inc., the risks have been allocated such that the Owner/Client agrees, to the fullest extent permitted by law, to limit the liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants shall not exceed \$50,000 or the amount of Precision Planning, Inc.'s total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.~~

~~If Owner/Client prefers to have higher limits of professional liability, the limits can be increased to a maximum of one million (\$1,000,000.00) dollars upon Owner/Client's written request at the time of acceptance of this proposal provided that the Owner/Client agrees to pay an additional consideration of ten percent (10%) of the total fee or \$1,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not a charge for additional professional liability insurance.~~

- E. Precision Planning, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Owner/Client, its officers, directors and employees (collectively, Owner/Client) against all damages and liabilities, to the extent caused by Precision Planning, Inc.'s negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Precision Planning, Inc. is legally liable.

The Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors and employees and subconsultants (collectively, Precision Planning, Inc.) against all damages and liabilities, to the extent caused by the Owner/Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Owner/Client is legally liable.

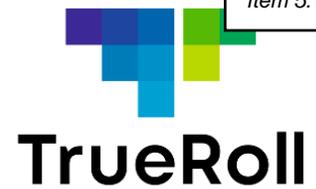
Neither the Owner/Client nor Precision Planning, Inc. shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

- F. In the event the Owner/Client ~~makes a claim~~ files a lawsuit against Precision Planning, Inc. at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and the Owner/Client fails to prove such claim, then the Owner/Client shall bear all cost incurred by Precision Planning, Inc. in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by Precision Planning, Inc. against the Owner/Client where failure of proof of claim is established, financial responsibility for Owner/Client's defense shall rest upon Precision Planning, Inc.) is hereby made a part of this agreement.
- G. It is understood and agreed that Precision Planning, Inc. shall not be held responsible for any inaccuracies in any materials, data or records of any other person, firm or agency which are provided to it and/or may be utilized by it in the performance of specific services, except to the extent that such person, firm, or agency is an employee or Contractor of Precision Planning, Inc.

- H. Reimbursable expenses including mileage, photographic enlargements, reductions and reproduction, blueprinting, and courier services shall be billed at a rate of actual cost times 1.1. When overnight stay is required, it shall be billed as actual subsistence cost times 1.1.

NOTE: No back-up data or copies of bills will be provided for reimbursable expenses invoiced under this agreement. Should back-up data be requested, it will be provided for an administrative fee of \$100.00 per monthly invoice requiring verification, plus \$1.00 per copy of back-up data provided.

- I. In the event additional services beyond the scope of work listed above are required by Owner/Client, Precision Planning, Inc. shall perform these services for an amount equal to normal hourly charges on work actually performed upon receipt of an approved Change Order signed by both parties. Precision Planning, Inc. shall submit monthly invoices for services outlined in this agreement. Payment is due upon receipt of invoice. Finance charges of one and one-half percent (1.5%) will be added to any unpaid balance at the end of thirty (30) days (APR 18%).
- J. The Owner/Client or Precision Planning, Inc. may terminate this Agreement without penalty upon giving the other party ten (10) calendar days' notice in writing. In the event either party terminates for convenience, the Owner/Client shall pay Precision Planning, Inc. within seven (7) calendar days of receipt of Precision Planning, Inc.'s invoices for all services rendered and all reimbursable costs up to the date of termination. ~~In addition, the Owner/Client shall pay Precision Planning, Inc. for all expenses reasonably incurred by Precision Planning, Inc. in connection with the orderly termination of this Agreement, including but not limited to associated overhead costs and all other expenses directly resulting from the termination.~~ In the event government regulations are amended or changed in any way relevant to the services to be provided hereunder, or if the services outlined in this proposal have not been authorized within thirty (30) days of the date of this proposal, fees quoted are subject to renegotiation.
- K. Services required by unexpected events which are outside Precision Planning, Inc.'s reasonable control including, but not limited to, services resulting from extended schedules shall be compensated as additional services.
- L. This Agreement shall be construed and enforced pursuant to Georgia law.
- M. Precision Planning, Inc. agrees to comply with the obligations set forth in O.C.G.A. 36-80-28(a)(6) to the extent applicable.
- N. Precision Planning, Inc. agrees to execute an immigration compliance affidavit in the form required by law.



PROPOSAL

Helping serve citizens proactively by modernizing homestead administration and eligibility notification services for **Walton County, GA.**



End-to-End Homestead Administration™

TrueRoll's End-to-End Homestead Administration solution modernizes the entire homestead lifecycle by reviewing historical and identifying eligibility changes in existing homesteads. This solution enhances citizen service, protects revenue, and saves staff time across 150 counties in 12 states nationwide.

Walton County, GA
303 S Hammond Drive
Monroe, GA 30655

RE: Aligning core values of citizen service, engagement, and taxation equity.

Dear Walton County Leadership Team:

I hope this letter finds you well. On behalf of TrueRoll, I want to express our deep respect for your dedicated service to the Walton County; Monroe, GA community. Your leadership has consistently emphasized community engagement, transparency, and empowerment—values that resonate deeply with our mission at TrueRoll.

We understand that Walton County is seeking **a proactive, citizen-centric model that better aligns with the core values of the County leadership.**

In the cover letter, following solution collateral, and pricing, we have highlighted some themes and capabilities that have earned TrueRoll the trust of Georgia county peers and neighbors of Walton County.

TrueRoll Is Aligned with Walton County Core Values:

Unlike outdated approaches that focused on maximum collection of back taxes, penalties, and interest, TrueRoll offers a solution that aligns with your County's core values:

Serving Citizens & Engaging the Community

- Our platform proactively notifies you of eligibility changes, helping you ensure taxpayers are educated and can take appropriate action without fear of unexpected penalties.
- By communicating transparently with citizens, we foster trust and strengthen community ties.

Ensuring Taxation Equity and Accuracy

- By evaluating new and existing homesteads for eligibility, **and** homeowners that may qualify for homestead but have not yet applied, we help ensure everyone pays their fair share—no more, no less.

Modernizing Processes & Saving Staff Time

- Our technology integrates seamlessly with your CAMA system, leveraging data from thousands of datasets and advanced matching algorithms to maintain accurate tax roll data and save office staff 1000s of hours per year

Eliminating Reactive Penalization to Foster Goodwill

We recognize that during significant life events—such as the purchasing of a new home out of state, passing of a homeowner, etc—it may not be top-of-mind for citizens to contact the County. Our proactive approach eliminates confusion by assisting your staff in notifying citizens in real time of their potential eligibility changes as they happen, thereby preventing the accrual of back taxes and fostering goodwill.

Proven Success with Peers and Neighbors

TrueRoll is a six-time GovTech Top 100 company with over 150 customers across 12 states, including Georgia county peers like Gordon, Effingham, Catoosa, Putnam, and Floyd. Our clients have successfully transitioned to a proactive model, using our platform to communicate changes and maintain compliance without resorting to audits and penalties.

Comprehensive Solution with Expert Support

Our end-to-end homestead solution includes:

Eligibility Evaluation of Existing Homesteads	Real-time eligibility assessments using up-to-date data.
Citizen Notification	Timely communication to help you inform homeowners of any changes.
Application Verification	Verifying of new homestead applications - paper and online if desired.
Investigation Services	Our certified investigation team handles complex eligibility scenarios, presenting the evidence and recommendation for your final determination.
CAMA Integration	Ensuring accurate and current data within your existing systems.

Moving Forward Together

We are excited about the possibility of partnering with Walton County to enhance efficiency, modernize processes, and, most importantly, serve your citizens better. Enclosed, please find detailed information about our technology solution and how it can be customized to meet your specific needs.

Thank you for considering TrueRoll as your partner in advancing Walton County's mission.

Sincerely,

Andrew Blood
Director - Southeast
706-338-4123
andrewb@trueroll.io

Pricing

TrueRoll guarantees over 100% ROI each year.

TrueRoll can often pay for itself by identifying unqualified homesteads alone, but to understand the full ROI consider all of the benefits:

- Collections** Tax collection potential from identified historically unqualified homesteads.
- New Assessed Value** The exponential value of future tax revenue that is added to the tax roll by removing unqualified homesteads that would otherwise have been renewed in future years.
- Efficiency Savings** Value of staff time saved identifying and investigating properties using manual processes versus automated identification.

End-To-End Homestead Administration™	Price	
CAMA data import & integration (<i>WinGAP</i>)	\$48,360/yr	
Walton County-specific business configurations based on 24,00 current Homesteads.		
End-To-End Homestead Administration™ suite that includes capabilities for:		
Workflows		TrueRoll Solution Component
Setup - WinGAP		One Time Setup: \$1,500
Proactive monitoring of existing homesteads for eligibility changes		<i>Proactive Homestead Monitoring™</i>
New homestead application intake, eligibility review, and workflow		<i>Application Vetter™</i>
Documented evidence and investigation reports provided by TrueRoll Certified Homestead Investigators	<i>Assisted Investigation Services™</i> (30) Investigation Reports/yr	
Identification of potentially eligible homeowners that are not receiving homesteads	<i>Unclaimed homestead identification via Proactive Monitoring™</i>	
TrueRoll Customer Success Delivery Methodology™: Training, bi-weekly project meetings & quarterly updates		

Pricing Notes

- ★ Pricing based on 3 yr contract and annual billing. flexible billing options available upon request (semi-annual or annual invoices)
- ★ Price expires 30 days after proposal date on cover letter

TrueRoll Value Calculator - Walton County, GA	
Number of Parcels with Homestead Exemptions	24,000
If unqualified rate is:	3.0%
Total number of unqualified / Ineligible Exemptions	720
If Average Exemption Value (Actual \$) is:	\$700
Annual Amount Identified (Actual \$)	\$504,000



Annual Cost of TrueRoll Services \$48,360
Amount to get started before 2026 NOAs Mail \$19,700



Planning and Development Department Case Information

Case Number: Z25-0392

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Daniel Haywood
488 N Driftwood Bay, Unit 97E
Mirimar Beach, Florida 32550

Owner:

Walker Haywood
3111 N Sharon Church Road
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 3.00 acres from A1 to R1 to create a 1.242 acre buildable lot with a shared driveway.

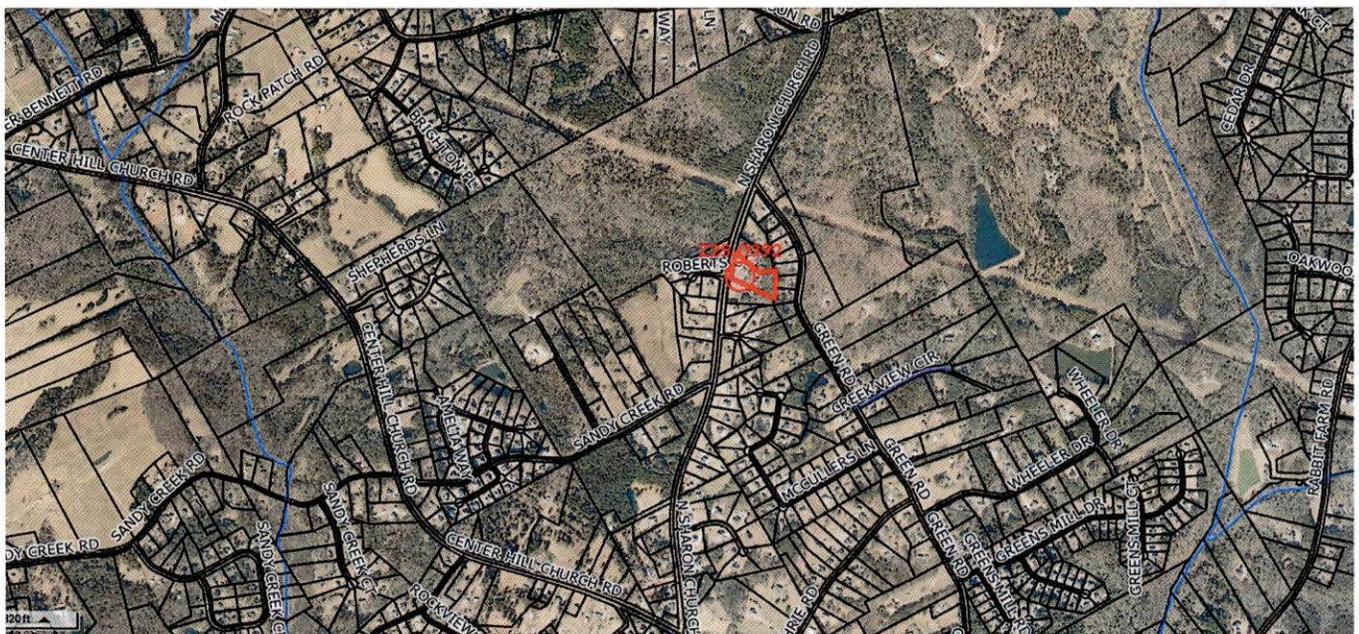
Address: 3111 N Sharon Church Road, Loganville, Georgia 30052

Map Number/Site Area: C0280001C00

Character Area: Suburban

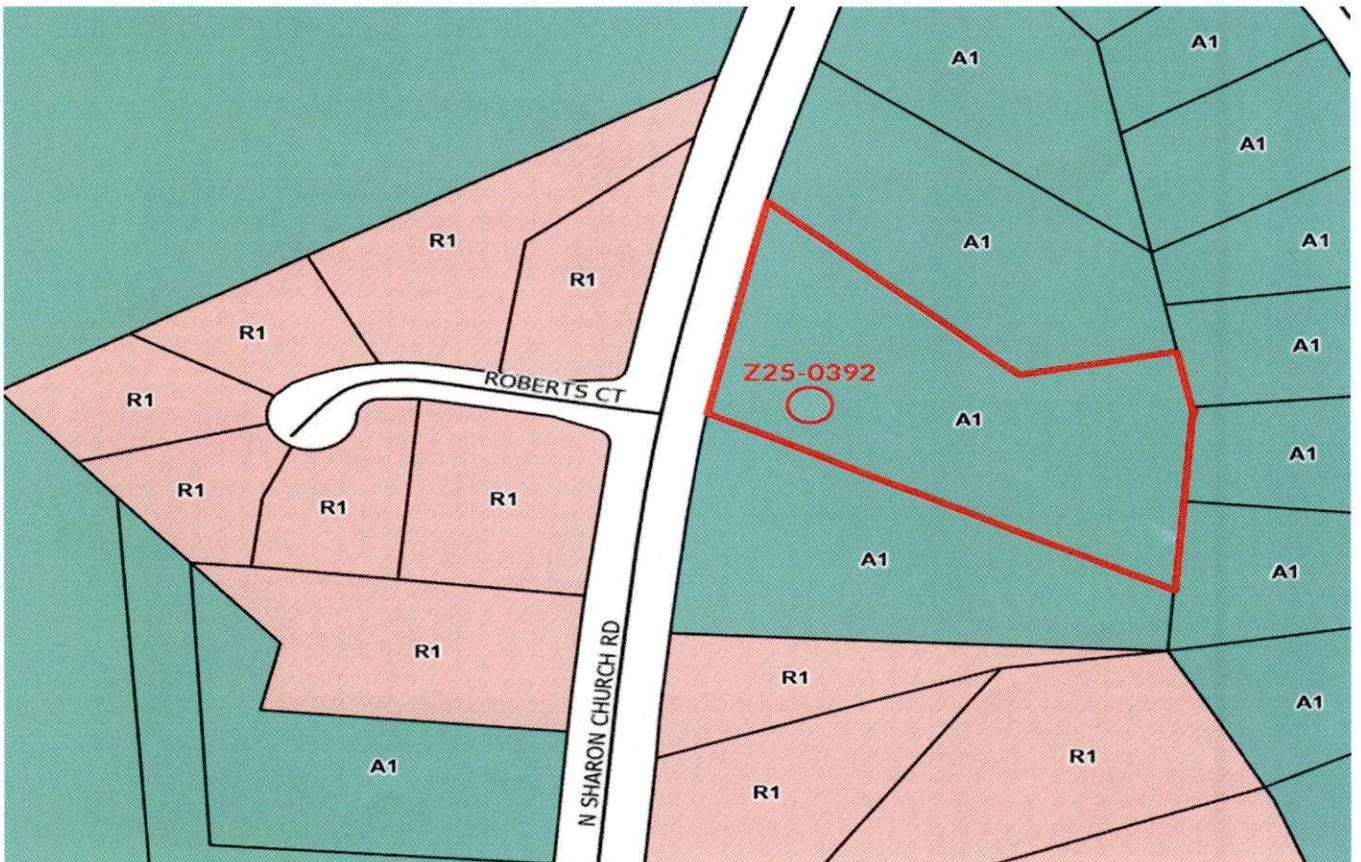
District 2 Commissioner-Pete Myers Planning Commission–Chris Alexander

Existing Site Conditions: Property consists of a house.

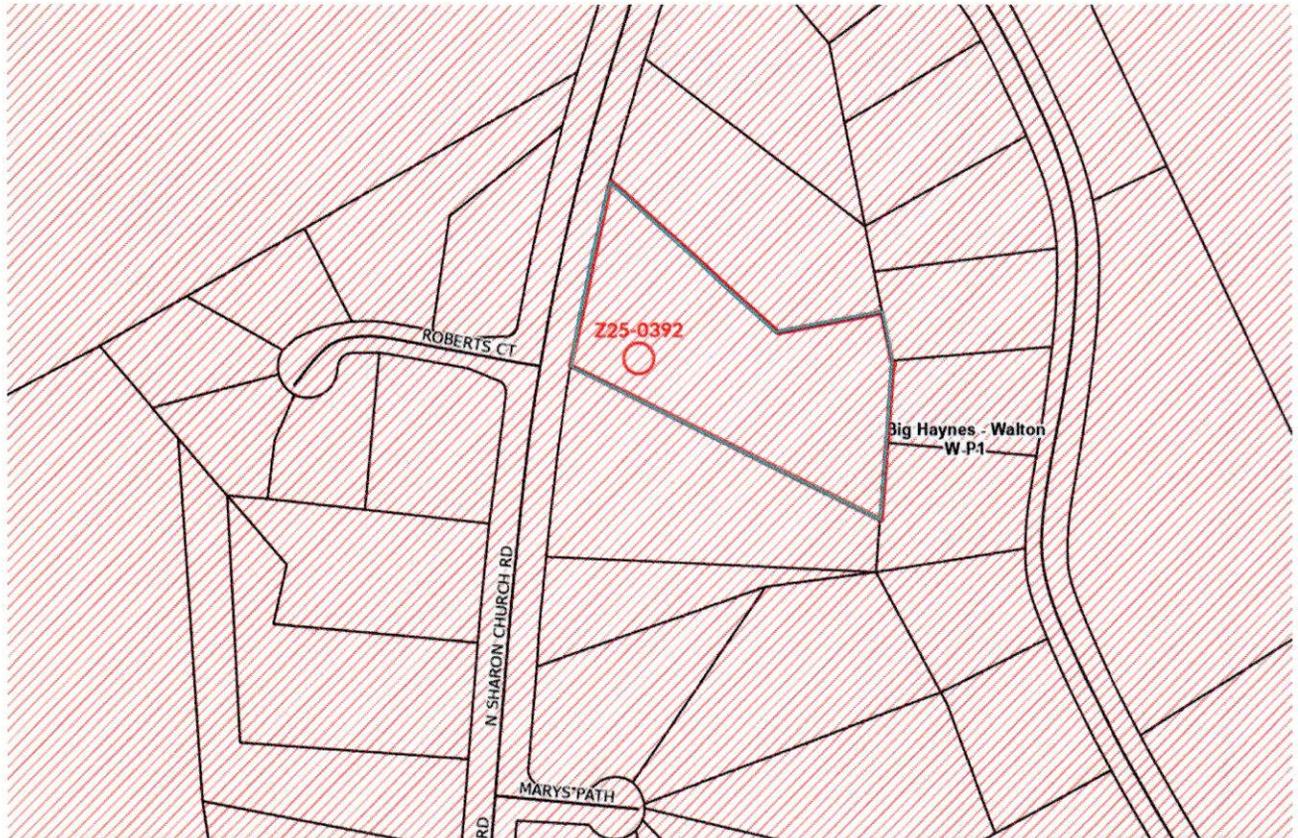




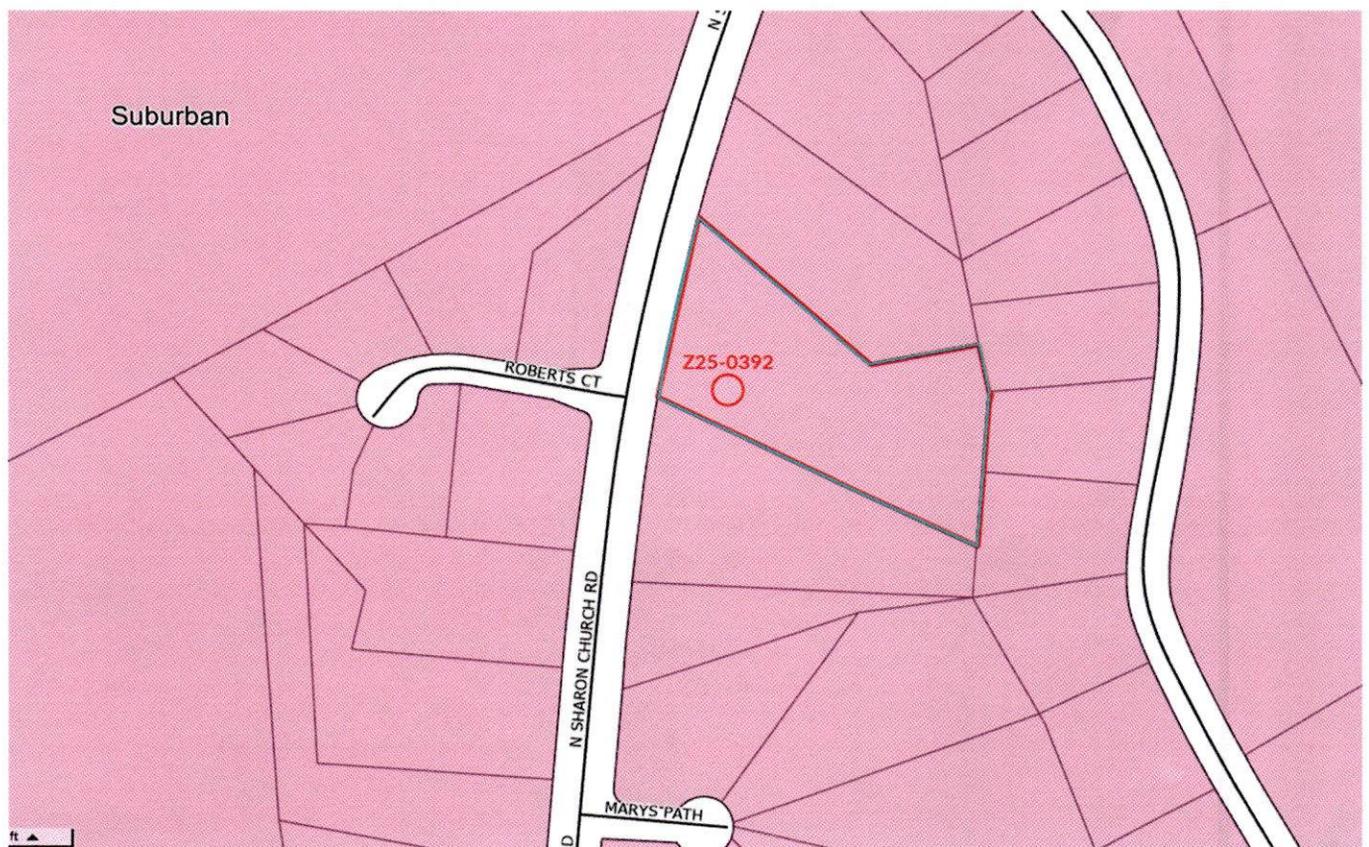
The surrounding properties are zoned A1 and R1.



The property is in Big Haynes Watershed Protection Area.



The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: No issue with approval of this request.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comments from Rob Goss This area is served by existing 6" diameter water mains along N Sharon Church Road (Static pressure: 25 psi, Estimated fire flow: 700 gpm @ 20 psi.) No System impacts anticipated.

Fire Marshal Review: No Comment.

Fire Department Review: No Impacts.

Board of Education: No effect on the School System.

GDOT: Do not seem to impact any State routes.

City of Monroe: No Issues or Concerns from the City if Monroe.

PC ACTION 2/5/2026:

Z25-0392 – Rezone 3.00 acres from A1 to R1 to create a buildable lot with a shared driveway – Applicant: Daniel Haywood/Owner: Walker Haywood – property located at 3111 North Sharon Church Road – Map/Parcel C0280001C00 - District 2

Presentation: Daniel Haywood represented the case. His dad lives at 3111 North Sharon Church Road and his dad has dementia. Mr. Haywood stated he is asking to change the zoning to R1 to create a buildable lot with a shared driveway. He is asking for this because he will not be able to build a house there under the current zoning. He went on to say that he is going to uproot his family from the State of Florida to move here to take care of his dad. He would like to build a barndominium for his family to live in.

Speaking: Bradley Schaknowski who lives at 3091 N Sharon Church Road stated that he is opposed to this request. He said that the property is zoned A1 and most property around this property is zoned R1. He is concerned about the low density and if the zoning gets changed to R1 that it sets a precedence for other people wanting to rezone their property to R1. He would like to see this request denied.

Rebuttal: Mr. Haywood came back for rebuttal and stated that his father bought this property in 2006, and it was a buildable lot, and he feels that his house would be an upgrade to the property. He said that he feels like it is God's plan and it will work out.

Recommendation: Chris Alexander made a motion to recommend approval as submitted and was seconded by Mark Banks. The Motion carried unanimously.

Rezone Application # 225-0392 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C028000100

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Daniel Haywood
488 N. Driftwood Bay
unit 97E
Minimar Beach, FL
678-822-4836 32550

Walker Haywood
3111 N. Sharon Church Rd,
Loganville, Ga, 30052
770-876-4107
(If more than one owner, attach Exhibit "A")

Location: 3111 N. Sharon Church Rd - Loganville Requested Zoning R1 Acreage 3

Existing Use of Property: Residential

Existing Structures: 1 Home - 2 bed - 1 bath 1300 sq ft

The purpose of this rezone is Allow for a building site for my son to build a house.

Property is serviced by the following:

Public Water: Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

Signature [Signature] Date 12-19-25 Fee Paid \$ 400.00

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 R1

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

Commission District: 2-Pete Myers Watershed: Big Hammock-WP-1 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.

Daniel Fayod

Signature of Applicant _____
Date _____

Check one: Owner _____ 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: Daniel Haywood

Address: 488 N. Driftwood Bay Unit 97E, Mirimar Beach FL, 32550

Location of Property: 3111 N. Sharon Church Rd, Loganville, Ga 30052

Map/Parcel Number: C0280001C00

Current Zoning: A1 Requested Zoning: R1

Walker Haywood
Property Owner Signature

Property Owner Signature

Print Name: WALKER HAYWOOD

Print Name: _____

Address: 3111 N. Sharon Church Rd
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.

Stephanie Cuevas
Notary Public

12/19/2025
Date

Stephanie Cuevas
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 04/17/2026

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;

Nearby Properties are zoned A1, A2, and R1. All nearby properties are residential homes, no businesses.

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

The current zoning, A1, diminishes the property value by making it unbuildable land (undevelopable). Zoning it R1 will allow for buildable use of the property.

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

There will be no destruction of property value. The rezone should increase property values and will create a beautiful building site that will better the overall appearance of the property.

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

The gain for the public will be the addition of a valued and morally sound citizen added to the community. It will also generate another taxpayer to benefit the County and community.

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

The site is perfectly situated to be a beautiful Home site. To do this, it will need to be zoned R1.

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 home that sits on property currently has been occupied since ownership in 2004. The property in front of the home has been unused since 2004. It is just a pasture.

Letter of Intent

I, Daniel Haywood, son of, Walker Haywood (Property Owner) intend to rezone the property to allow for a home site for my family. We have been living in Florida for the past 5 years and with current circumstances, we need to move back. My father (Walker Haywood) has become elderly and developing Dementia. He needs full time care and My family intends to provide that for him. Being able to build a house for my family on my dad's property allows us to be with him for the 24/7 care that he needs. I intend to build a 3 bedroom, 2 bath house to all county and state building codes. I appreciate your consideration of our request!

Daniel Haywood
Daniel Haywood

12-19-2025



Planning and Development Department Case Information

Case Number: Z25-0394

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant/Owner:

Ramo Manjic
5500 Highway 81
Loganville, Georgia 30052

Current Zoning: The current zoning is A1.

Request: Rezone 1.22 from A1 to B2 for used motor vehicle sales.

Address: 4743 Highway 81 & Lee Byrd Road, Loganville, Georgia 30052

Map Number/Site Area: C0160011

Character Area: Neighborhood Residential

District 1 Commissioner-Amarie Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house.





The surrounding properties are in the City of Loganville.



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:

Allowed in: B2, B3, M1 & M2

Section 6-1-570 Motor Vehicle Sales (8)

All vehicle sale lots or vehicle lots that are increasing in acreage must comply with the following. Within the districts permitting vehicle sale lots, the following requirements shall apply:

- A. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.
- B. Parking areas shall be hard surfaces with concrete or asphalt and grass must be maintained on the remainder of the lot.
- C. Each vehicle parking space shall be no less than one hundred eighty (180) square feet, excluding area for egress and ingress and maneuverability of vehicles.
- D. Vehicle sales and storage activity is not permitted on public rights-of-way or in any parking area that is needed to satisfy the off-street parking requirements of this Ordinance.

Comments and Recommendations from various Agencies:

Public Works: Recommends a proper commercial driveway with proper intersection set back requirements.

Sheriffs' Department: No comment received.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, this property is located within the City of Loganville Service Area.

Fire Marshal Review: Project shall comply with 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: No Impacts.

Board of Education: No effect on the school system.

GDOT: Will need to coordinate with GDOT in any grading or work to be done on GDOT R/W and Need to ensure driveway is min. 100' from the white painted edge-line on Hwy 81

City of Monroe: No Issues or concerns from the City of Monroe.

City of Loganville: No comment received.

PC ACTION 2/5/2026:

Z25-0394 – Rezone 1.22 acres from A1 to B2 for used motor vehicle sales – Applicant/Owner: Ramo Manjic – property located at 4743 Highway 81 & Lee Byrd Road – Map/Parcel C0160011 - District 1

Presentation: Andrea Gray, Attorney at Law, who lives at 300 E. Church Street, Monroe represented the case. Her client would like to rezone 1.22 acres from A1 to B2 for used motor vehicle sales. There is frontage on both sides of the property, one side is on Lee Byrd Road, the other one is on Highway 81, and it is also adjacent to the Loganville city limits. She stated that the existing house is 1,500 sq. ft. and was built in 1930. They will be keeping the house and will be doing renovation to turn this into an office. Right now, the property has a gravel driveway, and they have received word from GDOT that they will need to move the driveway back and they intend to move the driveway back to a safer location. The character area is Neighborhood Residential and B2 is allowed in this area. This property is currently zoned A1, and they are requesting B2 and across the street from this property is commercially zoned property. There are zonings on Highway 81 which are in the Neighborhood Residential Character Area, and are commercially zoned properties and are within the A1 and A2 zonings. There are 6 commercial properties within a mile of the subject property and 12 acres of commercial property in the city across Highway 81. The existing house is to be used as an office and there will be 43 paved parking spaces for inventory, 5 parking spaces for customers with an entrance off of Lee Byrd Road. There is a 25 ft. transitional buffer along residential property with a 6-foot privacy fence along adjoining properties with downward and inward facing lighting. The hours of operation will be from 9:00 a.m. to 6:00 p.m. They estimate 5-10 customers per day due to auto sales being primarily initiated through online sales with customers coming to the business for test drive and paperwork. There will be no mechanical work or washing of cars on site and vehicles will all be operational and generally no more than 10 years old. They are not asking for any Variances, and all Walton County Ordinance requirements will be met.

Speaking: No one

Rebuttal: None

Recommendation: Josh Ferguson made a motion to recommend denial because he disagrees with the application stating that this is an appropriate use for the property. There is limited access to Highway 81, and this property is primarily currently developed as residential and was seconded by John Pringle. Chris Alexander, Michelle Trammel and Timothy Kemp also voted for the denial. Mark Banks and Tim Hinton voted against the denial. The Motion carried 5 to 2.

Rezone Application # 225-0394 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 02-05-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 03-03-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0160011

Applicant Name/Address/Phone #

Ramo Manjic

Property Owner Name/Address/Phone

Same as Applicant

5500 Highway 81

Loganville, GA 30052

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

Phone # 770-652-7425

Phone # _____

Location: 4743 Hwy 81 J Lee Blvd Rd. Requested Zoning B2 Acreage 1.22 Existing _____

Use of Property: Residential

Existing Structures: House

The purpose of this rezone is:

Applicant intends to operate a used vehicle sales business utilizing the existing house as an office. All parking will be paved. All vehicles will be operational.

Property is serviced by the following

Public Water: X Provider: _____ Well: _____

Public Sewer: NA Provider: NA 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.

Ramo Manjic 12/12/25 \$ 650.00
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 City of Loganville South City of Loganville
East City of Loganville West City of Loganville

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

Commission District: 1- Annie Warren Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/12/25 Tax Map and Parcel Number(s): C0160011

PROPERTY ADDRESS: 4743 Hwy 81
Loganville, Georgia 30052

PROPERTY OWNER/APPLICANT: Ramo Manjic
Hwy 81
Loganville, GA 30052

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 Social Circle, 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 Social Circle, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

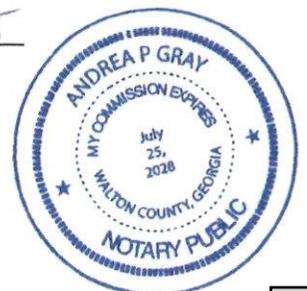
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Ramo Manjic

Ramo Manjic

Sworn to and subscribed before me this 12th Day of December 2025

[Signature]
NOTARY PUBLIC



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.

Ramo Allen

Signature of Applicant/Date

Check one: Owner Agent

AGENT AUTHORIZATION

Date: 12/16/25 Tax Map and Parcel Number(s): C0160011

PROPERTY ADDRESS: 4743 Hwy 81
Loganville, Georgia 30052

PROPERTY OWNER/APPLICANT: Ramo Manjic
Hwy 81
Loganville, GA 30052

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

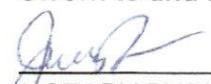
ACTION: Rezone property from A1 to B2 to allow for a used vehicle sales business

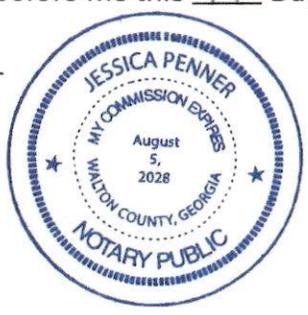
The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land-use authorization related to the property referenced herein. The Attorney/Agent may also sign the necessary applications on behalf of Applicant.

ATTORNEY/AGENT

BY: Andrea P. Gray

Sworn to and subscribed before me this 19 Day of December 2025


NOTARY PUBLIC



[additional signatures on following page]

APPLICANT/OWNER: Ramo Manjic

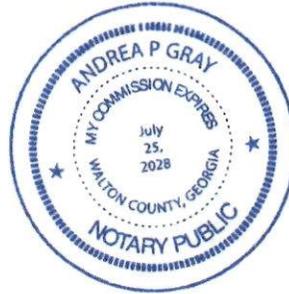
Ramo Manjic

BY:

Sworn to and subscribed before me this 12th Day of December 2025

AP

NOTARY PUBLIC



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 fronts on Hwy 81 and Lee Byrd Road adjacent to the Loganville City limits. It is in the vicinity of properties zoned both residential and commercial along Hwy 81. The property is directly across Hwy 81 from a large parcel of land recently rezoned by the City of Loganville for commercial development. Residential uses border the eastern and western boundaries of the property and a vacant property owned by a homeowners' association borders the property to the south.

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

The current zoning restricts the property to residential or agricultural uses which are not ideal for property on Hwy 81 that is not within a neighborhood. The home on the property has been vacant for four years. The proposed development is consistent with the Future Land Use Plan's designation as a Neighborhood Residential Character Area which allows B2 zonings.

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 project will be low impact with only 5-10 customers anticipated per day. It will also be beneficial and convenient for nearby residents in the market for a used vehicle. The project does not pose a significant adverse impact to the health, safety, morals or general welfare of the public. It is also a contemplated use under the Comprehensive Plan.

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

Applicant's project will bring convenience to nearby residents looking to purchase used vehicles. It will also generate commercial tax revenues which will be higher than taxes generated from the current use. The current zoning is a hardship on the property owner given the limited desirability of the property for residential or agricultural uses as evidenced by the fact that the house has been vacant for four years.

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

The property is most suitable for commercial development given its location on a State highway. Residential and agricultural uses are less suitable given the noise and traffic generated on Hwy 81. The property size will accommodate the proposed use and meet all ordinance requirements.

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

Applicant purchased the property in November of 2025 at which point the house on the property had been vacant for four years.



Andrea P. Gray LLC

Attorney at Law

December 19, 2025

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

Dear Ms. Parr:

Ramo Manjic (“Applicant”) proposes to utilize a 1.22-acre property located at 4743 Highway 81, Loganville, Georgia (the “Subject Property”), to operate a used vehicle sales business. The existing residence on the property will be renovated and repurposed as a sales office. Site improvements will include the paving of forty-three (43) parking spaces for vehicle inventory and five (5) customer parking spaces. The Subject Property is currently zoned A-1.

The Subject Property is located within an area of the County that is predominantly residential, with commercial development occurring intermittently along the Highway 81 corridor. The proposed use aligns with this established development pattern and is consistent with the County’s Future Land Use Plan, which designates the area as a Neighborhood Residential Character Area where B-2 zoning is permitted. The Subject Property has frontage on both Highway 81 and Lee Byrd Road, with driveway access provided from Lee Byrd Road. The property is located directly across Highway 81 from a large tract that was recently rezoned by the City of Loganville for commercial development. Residential properties adjoin the eastern and western boundaries, and a vacant parcel owned by a homeowners’ association adjoins the property to the south.

The proposed business operations are anticipated to have minimal impact on surrounding property owners. Hours of operation will be limited to 9:00 a.m. to 6:00 p.m. The Applicant anticipates approximately five to ten customers per day, as most marketing, communication, and sales activities occur through online platforms. No mechanical repairs or vehicle washing will take place on the property. All vehicles offered for sale will be operational and generally no more than



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

ten (10) years old. The Applicant currently conducts vehicle purchases and sales online and seeks to use the Subject Property to expand inventory and establish a physical sales location.

Potential visual impacts will be mitigated through the installation of a six-foot wood privacy fence and full compliance with the County’s lighting ordinance, which requires lighting to be directed downward and inward toward the site. The existing residence will remain in its current location and be renovated rather than replaced, preserving a familiar streetscape and providing a more compatible transition between residential and commercial uses than new construction.

Overall, the proposed development represents a low-impact commercial use that is compatible with the surrounding area. Because the Subject Property lies within the Neighborhood Residential Character Area identified on the County’s Future Land Use Map, the requested rezoning from A-1 to B-2 is appropriate and consistent with County planning objectives. The Applicant respectfully requests approval of the rezoning to allow a used vehicle sales business at the Subject Property.

Please let me know if you have any questions or require additional information.

Sincerely,



Andrea Gray
Applicant’s Representative





Rezoning Application

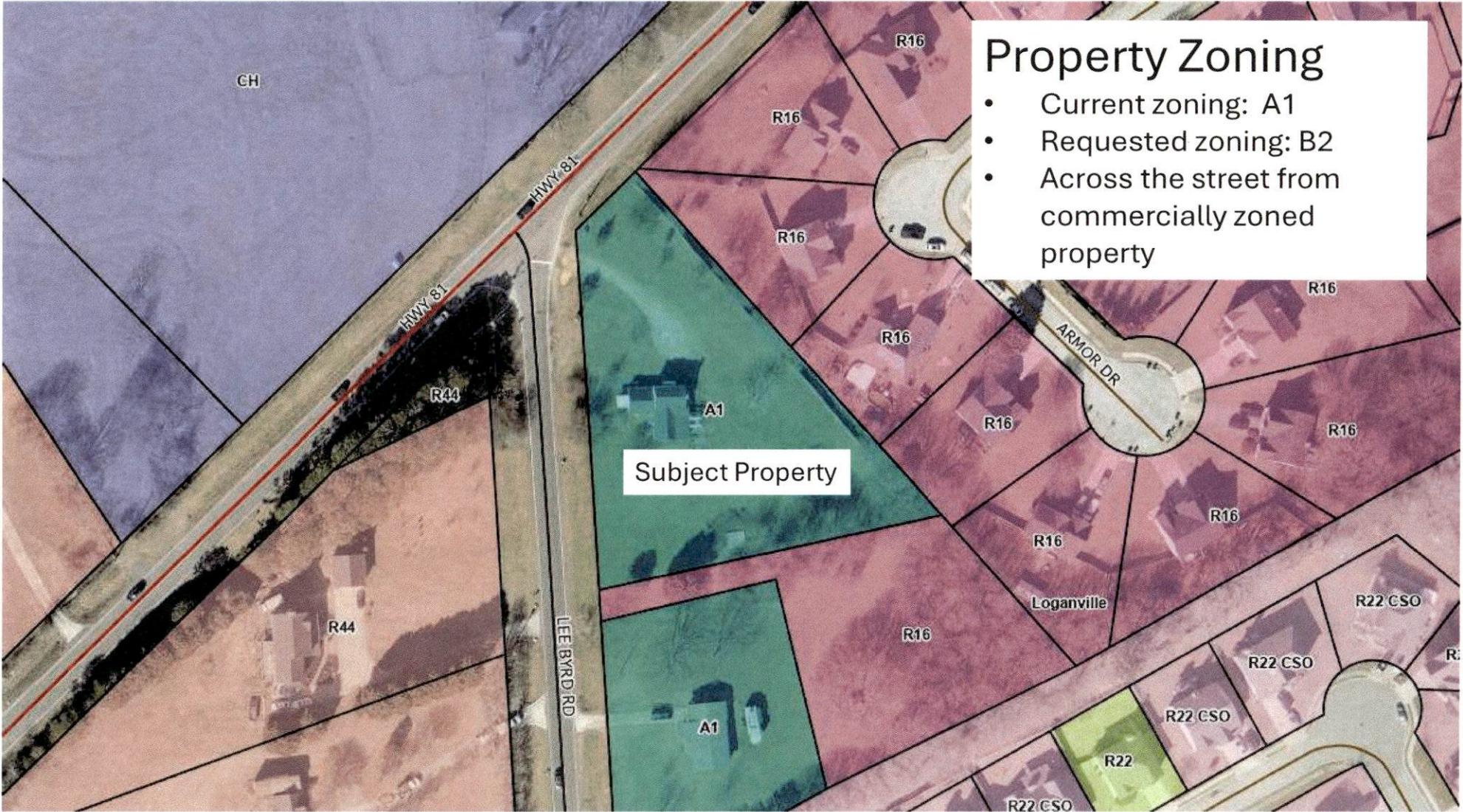
Used Vehicle Sales

1.22 acres on Hwy 81/Lee Byrd Rd

A1 o B2

Applicant: Ramo Manjic

Agent: Andrea P. Gray, LLC



Zoning Trends on Hwy 81

- As intended in the Neighborhood Residential Character Area, commercially zoned properties are located along Hwy 81 within A1 and A2 pockets
- 6 commercial properties within a mile of the subject property
- 12 acres of commercial property in the city across Hwy 81



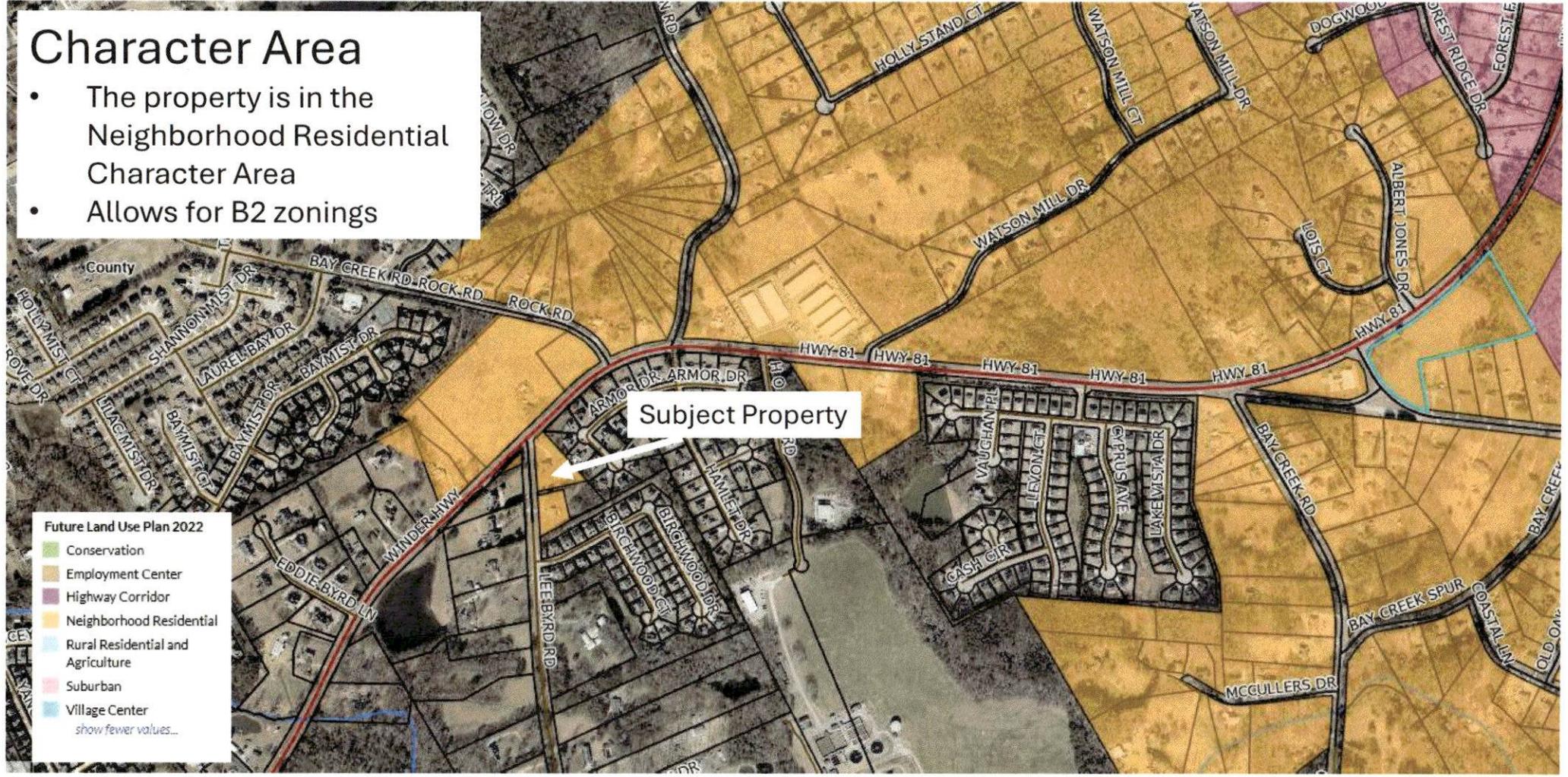
Property Location

- 1.22 acres
- Frontage on Hwy 81 and Lee Byrd Road
- Adjacent to Loganville City limits



Character Area

- The property is in the Neighborhood Residential Character Area
- Allows for B2 zonings





Andrea P. Gray LLC

Attorney at Law

December 18, 2025

Notice of Preservation of Constitutional Objections

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

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.

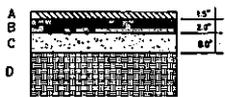


300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

PAVEMENT LEGEND

-  TYPE I PAVEMENT
-  TYPE II PAVEMENT

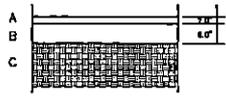
- A. 1.5 INCH ASPHALT TOPPING - TYPE "C" OR "F"
- B. 2.0 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE
PAVEMENT BASE, ON SITE OR COMPACTED FILL
COMPACTED TO A MINIMUM OF 95%
OF ASTM D 698 DENSITY



TYPE I PAVEMENT

DENSITY DATA FURNISHED FOR BRIDGE ACCESS
CAPABLE OF SUPPORTING THE IMPOSED LOAD OF
THE APPROPRIATE VEHICULAR (AT LEAST 70,000 POUNDS)
NO SCALE

- A. 2.0 INCH ASPHALT TOPPING - 6MM
- B. 6.0 INCHES OF CRUSHED STONE BASE COURSE
- C. STABILIZED SUBGRADE
PAVEMENT BASE, ON SITE OR COMPACTED FILL
COMPACTED TO A MINIMUM OF 95%
OF ASTM D 698 DENSITY



TYPE II PAVEMENT

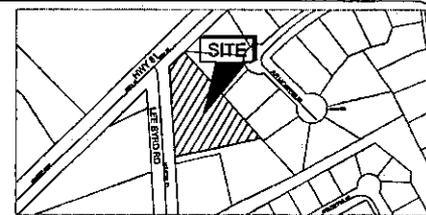
(FOR PARKING LOT ONLY)
NO SCALE

REZONE REQUEST: CURRENTLY ZONED A-1 (RURAL AGRICULTURE ZONING) REQUESTING B-2 ZONING DISTRICT
TOTAL SITE AREA = 1.22 ± ACRES

PROPOSED USE = USED CAR LOT

NOTES:

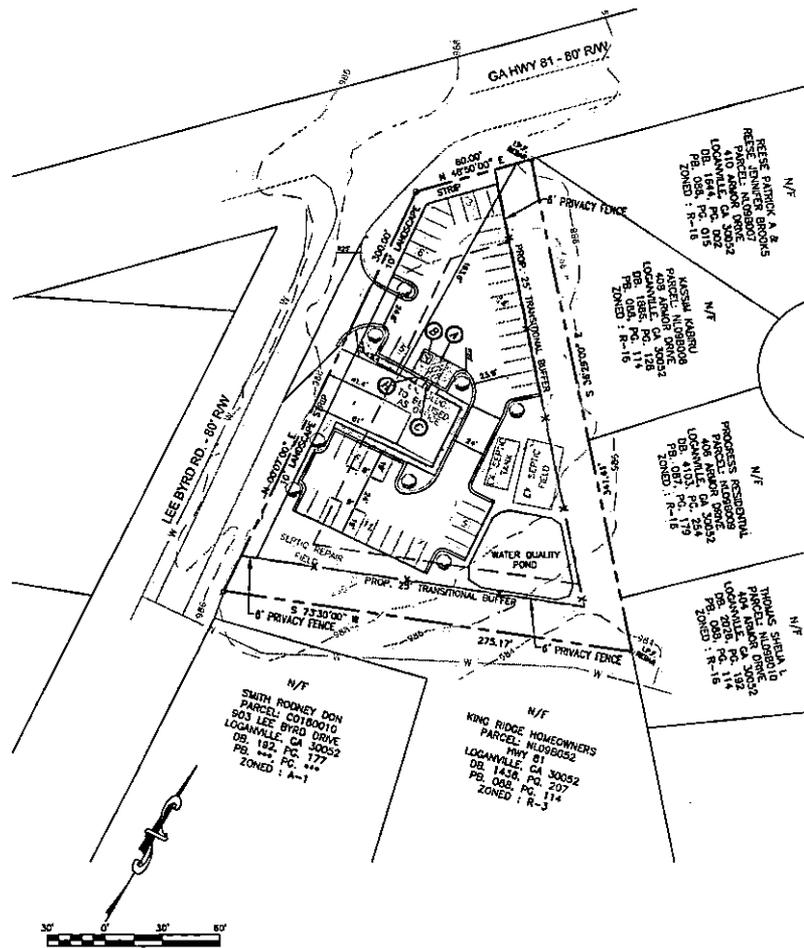
1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY HANNON MEEKS AND BAGWELL, DATED 5/10/1983.
2. THERE ARE NO NW WETLAND ON THE SITE.
3. THERE ARE NO STATE WATER ON THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER FARM. PANEL 13297C0123E DATED DEC. 8, 2018



VICINITY MAP
N.T.S.

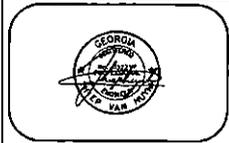
SITE PLAN KEYED NOTES

- (A) AREA SURFED WITH 5%2.5" CHOP @ 4" AT 2'-4" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 3" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (E) 2 1/2" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (F) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (G) CONCRETE DUMPFSTER PAD.
- (H) 4" CONCRETE SIDEWALK
- (I) HANDCAP BIK. SEE DETAIL SHEET.



A.C.E.
ALCOBY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O. C. 117 HWY 114 E.
455 Edwards Rd.
Cuthbert, Georgia 30534
Phone: 770-466-4002
E-mail: ace@acemail.com

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REZONE REQUEST

PROPOSED HWY 81 CAR LOT

PARCEL: C0160011
LAND LOT: 152
DISTRICT: 5TH
4743 HWY 81
WALTON COUNTY, GA

DATE: 11/11/2025
SCALE: 1" = 30'

OWNER/DEVELOPER

RAMON MANJIC
5550 HWY 81
LOGANVILLE, GA 30052
RAMON MANJIC
770-652-7425
selectmotorsofgeorgia@gmail.com

24 HOUR - EMERGENCY CONTACT
RAMON MANJIC
770-652-7425
selectmotorsofgeorgia@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 25-052
RZ-1



Andrea P. Gray LLC

Attorney at Law

February 19, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant/Owner: Ramo Manjic
Property: 4743 Hwy 81, Loganville GA 30052
Tax Parcel: C0160011
Request: Rezone property from A1 to B2 for used vehicles sales

Dear Ms. Parr:

As you know, I represent Ramo Manjic (the “Applicant”), who seeks to utilize the 1.22-acre property located at 4743 Highway 81, Loganville, Georgia (the “Subject Property”) for a small-scale used vehicle sales business. I respectfully request that this supplemental letter be incorporated into the zoning record provided to the Board of Commissioners in advance of the public hearing.

Notably, the proposal generated no public opposition—no individuals spoke against the project—yet the Planning Commission recommended denial by a 3-2 vote. The sole articulated rationale from one commission member was a personal perception that the area should remain residential. While that perspective is understandable, it does not constitute a legally sufficient basis for denial and is inconsistent with both the adopted 2022 Comprehensive Plan and the actual development pattern along this corridor. Decisions on rezoning must be grounded in the governing plan, surrounding land uses, and objective compatibility, all of which strongly support approval in this case.

When evaluating the merits and legal basis for the rezoning request, in addition to the materials already submitted, the Applicant respectfully requests that the Board of Commissioners give particular weight to the following:



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

1. **Consistency with the Comprehensive Plan**

The Subject Property lies within the Neighborhood Residential Character Area, which expressly contemplates “traditional residential development with neighborhood-scale businesses located throughout” (2022 Walton County Comprehensive Plan, p. 31). Importantly, B2 is identified as a compatible zoning classification within this Character Area. The proposed use is modest in scale—limited to 1.22 acres, utilizing the existing residence as the only structure, and expected to generate minimal traffic. This is precisely the type of low-intensity, neighborhood-oriented commercial activity envisioned by the Comprehensive Plan. Denial on the basis of a generalized preference for residential use would disregard the County’s own adopted planning framework.

2. **Compatibility with Adjacent and Nearby Uses**

Directly across Highway 81 from the Subject Property is a 10-acre commercially zoned tract within the City of Loganville planned for significant retail and office development, including over 10,000 square feet of commercial space as reflected in the approved site plan. The presence of this large-scale commercial development establishes the Hwy 81/Lee Byrd intersection as an emerging commercial node. In comparison, the Applicant’s proposal is substantially lower in intensity and will serve as a complementary, transitional use rather than an intrusive one. Approval would therefore reinforce an already established land use pattern rather than introduce a new or incompatible use.

3. **Established Development Pattern and Precedent**

The development trend along this stretch of Highway 81 consists of residential properties interspersed with neighborhood-scale commercial uses—exactly the pattern contemplated by the Neighborhood Residential Character Area. As demonstrated in the map previously submitted with the application, there are at least six commercially zoned properties within approximately one mile east of the Subject Property in unincorporated Walton County, in addition to the large commercial tract across the highway. The Applicant’s proposal is consistent with these existing approvals and reflects a continuation of the County’s longstanding and predictable land use pattern along this corridor.

In sum, the requested rezoning is fully aligned with the Comprehensive Plan, compatible with surrounding uses, supported by existing precedent, and unopposed by the public. The record reflects a reasonable, low-impact proposal that fits squarely within the County’s adopted planning policies and the reality of current land use in the area.

For these reasons, the Applicant respectfully requests that the Board of Commissioners approve the rezoning to allow a used vehicle sales business at the Subject Property.



Please do not hesitate to contact me if you have any questions or require any additional information prior to the public hearing.

Sincerely,

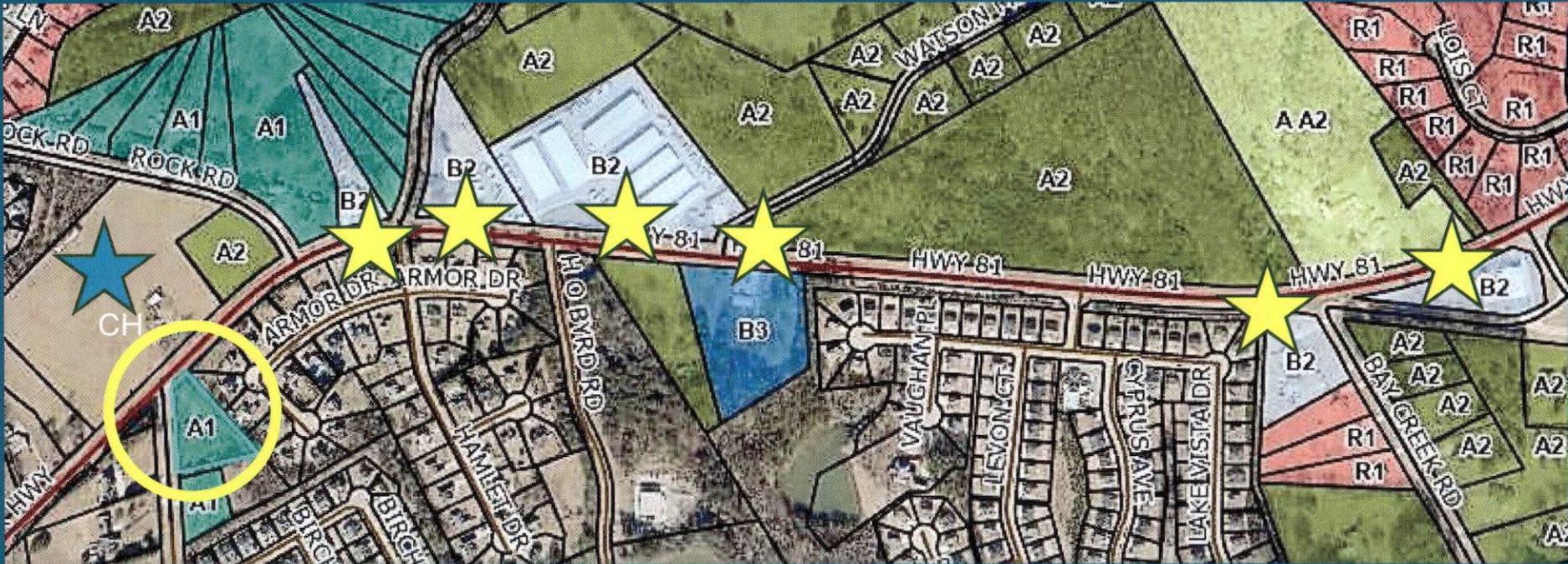


Andrea Gray
Applicant's Representative



Zoning Trends on Hwy 81

- As intended in the Neighborhood Residential Character Area, commercially zoned properties are located along Hwy 81 within A1 and A2 pockets
- 6 commercial properties within a mile of the subject property
- 12 acres of commercial property in the city across Hwy 81



Property directly across Hwy 81
zoned by Loganville in 2022 for Commercial





Planning and Development Department Case Information

Case Number: Z25-0397

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicants/Owners:

Jeffrey Bryce & Amy Nicole Carter
2310 Ho Hum Hollow Road
Monroe, Georgia 30655

Current Zoning: The current zoning is R1.

Request: Rezone 7.83 from R1 to A1 to have personal outside animals.

Address: 2310 Ho Hum Hollow Road, Monroe, Georgia 30655

Map Number/Site Area: C0620012A00

Character Area: Suburban

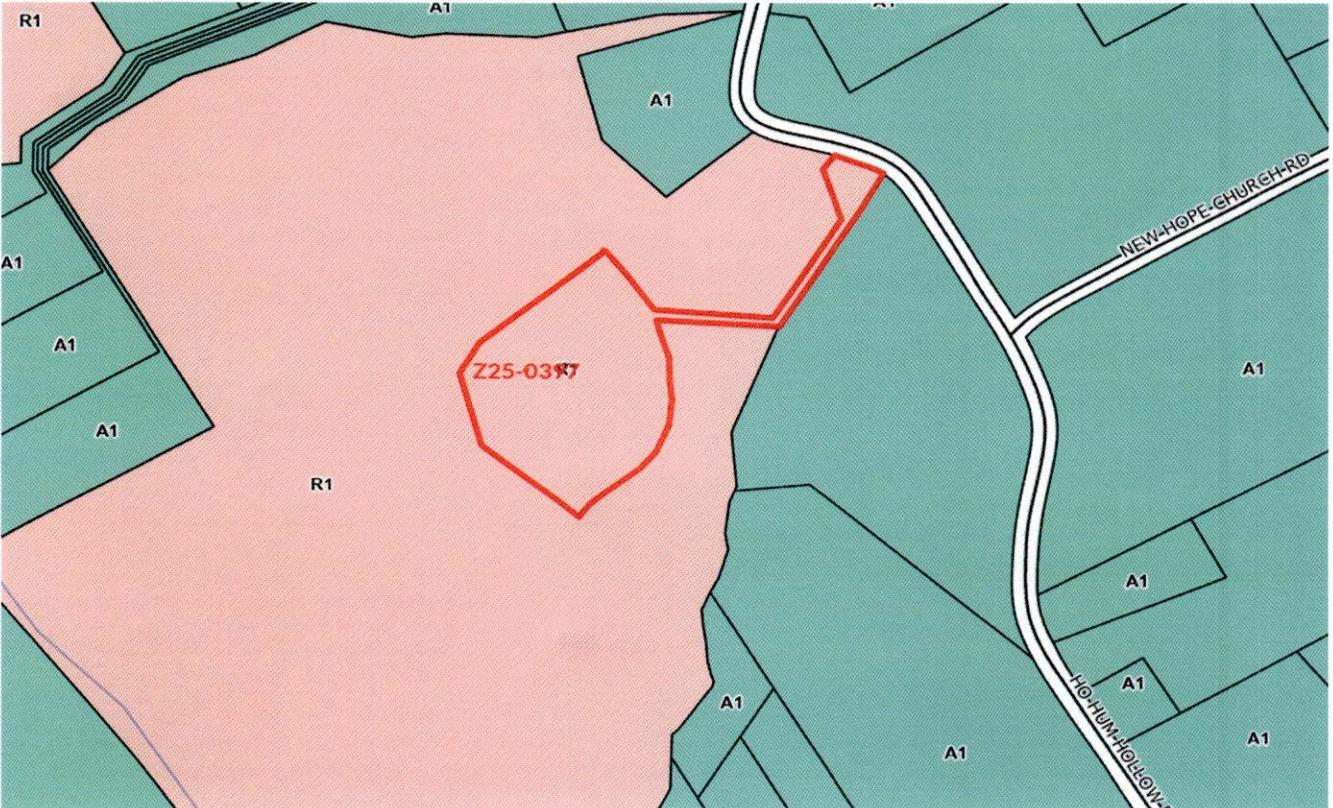
District 3 Commissioner- Timmy Shelnett Planning Commission–John Pringle

Existing Site Conditions: Property consists of a house.



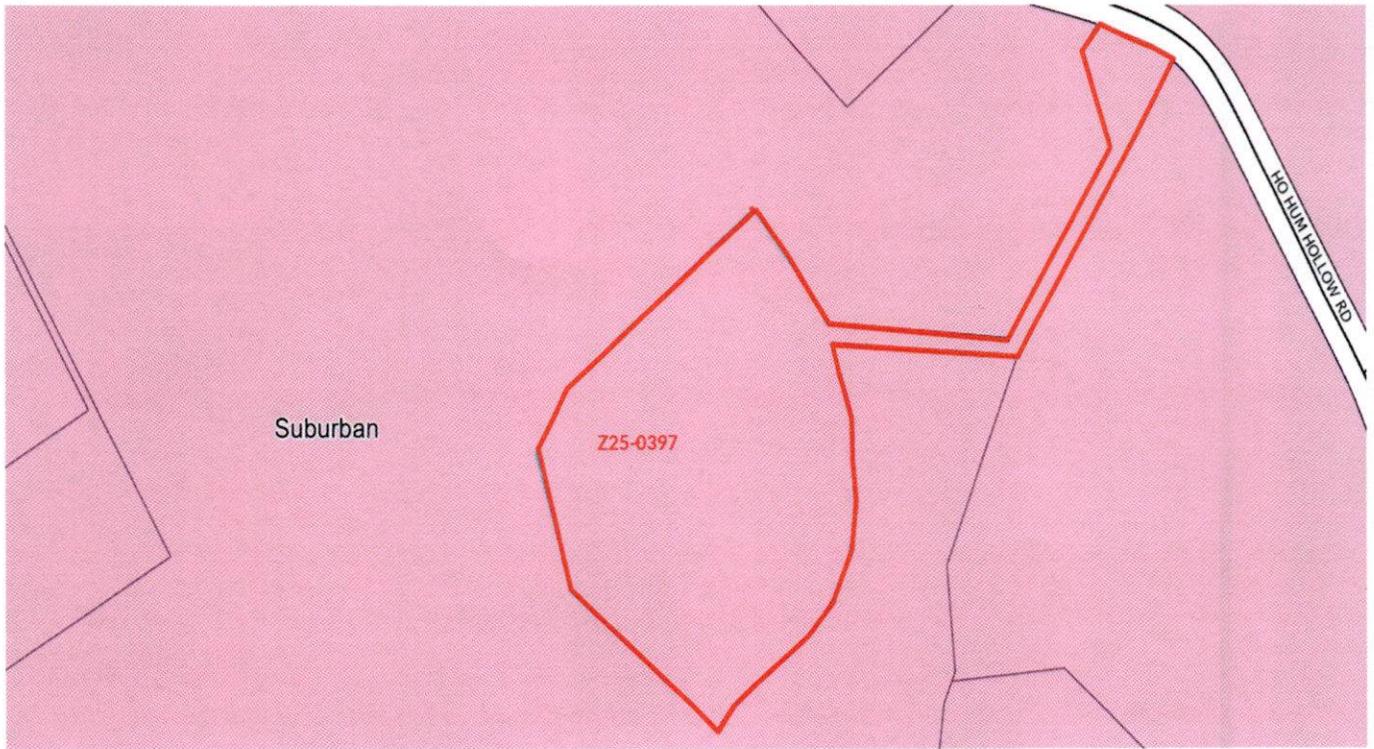


The surrounding properties are A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z04100008	Ho Hum Hollow LLC	A-1 to R-1 OSC Res Subd.	C062-12 Ho Hum Hollow Road	Approved Cond.
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Staff Comments/Concerns: The Plat for the rezone Z04100008 has not been recorded.

Comments and Recommendations from various Agencies:

Public Works: No issue with approval of this request.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, this area is served by an existing 8” diameter water mains along Ho Hum Hollow Road (static pressure: 50 psi, estimated fire flow: 2,000 gpm @20 psi) No System impacts anticipated.

Fire Marshal Review: No Comments.

Fire Department Review: No Comments.

Board of Education: No effect on the school system.

GDOT: Does not seem to impact any State routes.

City of Monroe: No issues or concerns from City of Monroe.

City of Loganville: No Comment

PC Action 2/5/2026:

Z25-0397 – Rezone 7.83 acres from R1 to A1 to have personal outside animals – Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter – property located at 2310 Ho Hum Hollow Road – Map/Parcel C0620012A00 - District 3

Presentation: Ned Butler represented the case, and the owners would like to rezone the property from R1 to A1. He stated that when the subdivision was approved in 2005 that the property was rezoned to R1. The owner has about 8 acres and they plan to have chickens and animals like a small hobby farm.

John Pringle asked what kind of animals and Mr. Butler said that at one time they had a cow, but they have no animals now. Mr. Pringle asked if they were aware of the regulations for animals and Mr. Butler stated that they were aware.

Speaking: No one

Rebuttal: None

Recommendation: John Pringle made a motion to recommend approval as submitted and was seconded by Michelle Trammel. The Motion carried unanimously.

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, hooved 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 hooved 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 hooved 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 # 225-0397 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0620012A00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jeffrey Bryce & Amy Nicole Carter

Jeffrey Bryce & Amy Nicole Carter

2310 Ho Hum Hollow Rd

2310 Ho Hum Hollow Rd

Monroe, GA 30655

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

Phone # 770.235.3868

Phone # 770.235.3868

Location: 2310 Ho Hum Hollow Road Requested Zoning A1 Acreage ~~8.00~~ 7.83

Existing Use of Property: Residential

Existing Structures: House

The purpose of this rezone is change zoning from R1 OSC to A1.

Property is serviced by the following:

Public Water: Provider: WCWD Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

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

Signature [Signature] Date 12/11/25 Fee Paid \$ 600.00

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

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

Commission District: 3 - Timmy Shelsett Watershed: _____ TMP

I hereby withdraw the above application _____ Date _____

AUTHORIZATION BY PROPERTY OWNER

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

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

Name of Applicant: Jeffrey Bryce & Amy Nicole Carter

Address: 2310 Ho Hum Hollow Road Monroe, GA 30655

Telephone: 770.235.3868

Location of Property: 2310 Ho Hum Hollow Road

Monroe, GA 30655

Map/Parcel Number: C0620012A00

Current Zoning: R1-OSC Requested Zoning: A1

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: Jeffery Bryce Carter Print Name: Amy Nicole Carter

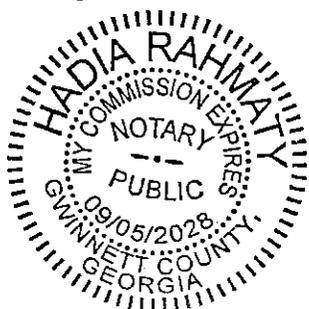
Address: 2310 Ho Hum Hollow Road Address: 2310 Ho Hum Hollow Road

Phone #: _____ Phone #: 770-235-3743

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

[Signature]
Notary Public

12-11-2025
Date



AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): C0620012A00

PROPERTY ADDRESS: 2310 Ho Hum Hollow Rd. Monroe, GA 30655

PROPERTY OWNERS: Jeffery Bryce Carter Amy Nicle Carter
2310 Ho Hum Hollow Rd. Monroe, GA 30655

APPLICANT: Jeffery Bryce Carter Amy Nicle Carter

AGENT: Ned Butler
574 Conyers Rd
Loganville, GA 30052
678.373.0536

ACTION: Rezone property from R1 OSC to A1 to allow for hobby farm activities.

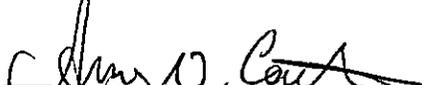
The undersign states under oath that it is the owner of the property and hereby authorizes Applicant through its Agent to submit, execute and prepare any and all documents relating to the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land use authorization related to the property references herein. The Agent may also sign the necessary applications on behalf of the Applicant.

Property Owner



By: Jeffery Bryce Carter

Property Owner



By: Amy Nicole Carter

Sworn to subscribe before me this

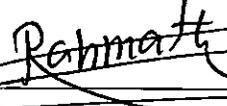
11 Day of Dec 2025

Sworn to subscribe before me this

11 Day of Dec 2025



NOTARY PUBLIC

NOTARY PUBLIC


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;

R1 OSC to the North South East and West

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

Property values are not anticipated 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 the owner
the ability to have a small amount of hoaved
animals or agricultural uses of a hobby type
nature.

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

The proposed zoning will provide a
a lower denisty use than as currently zxoned.

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

The proposed use is for a agricultural residential
use that coincides with the surrounding uses.

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 owned and occupied the owner
since 2017.

December 29, 2025

Walton County Planning Department
Attention: Kristi Parr
126 Court St
Monroe, GA 30655

Mrs. Parr,

Mr. and Mrs Carter are requesting a rezone of parcel numbers C0620012A00 located at 2310 Ho Hum Hollow Road in Monroe, GA Walton County. The request is to change the zoning from R1 OSC to A1. This will allow the homeowners to use their 7.893 acre parcel as a small hobby farm if they choose under the zoning requirements of Walton County for A1 properties.

Kind Regards,



Ned Butler



Planning and Development Department Case Information

Case Number: CU26-0001

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:
Manchilo Guadie
4369 Amberleaf Walk
Lilburn, Georgia 30047

Owner:
Guadalupe Minhane
3601 Youth Monroe Road
Loganville, Georgia 30052

Current Zoning: A

Request: Conditional Use on 15.90 acres for a Place of Worship with entrance off of Youth Monroe Road.

Address: 3601 Youth Monroe Road & Joanne Drive, Loganville, Georgia 30052

Map Number/Site Area: C0510167A00

Character Area: Suburban

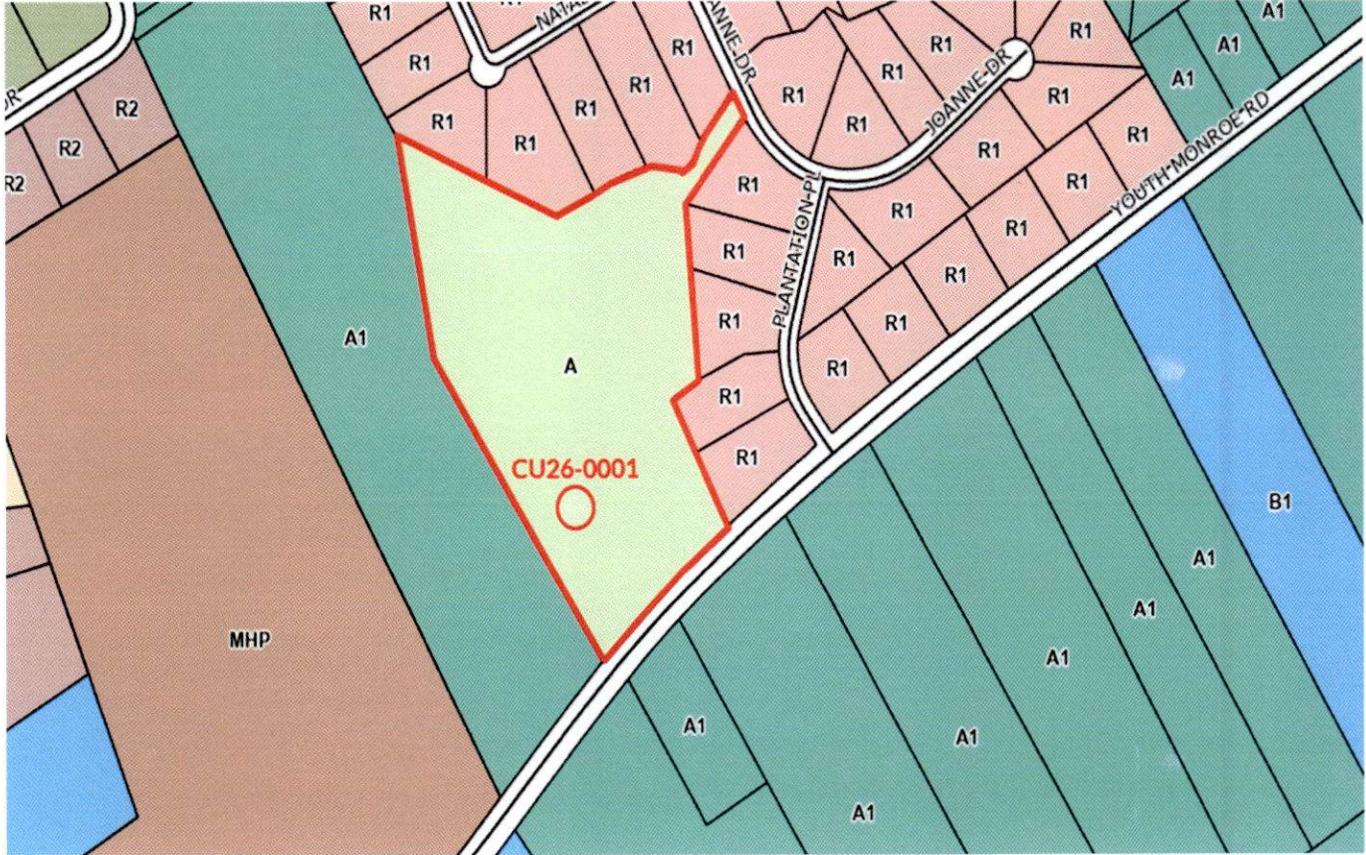
District 1-Amarie Warren Planning Commission-Josh Ferguson

Existing Site Conditions: Property consists of a house and barn.



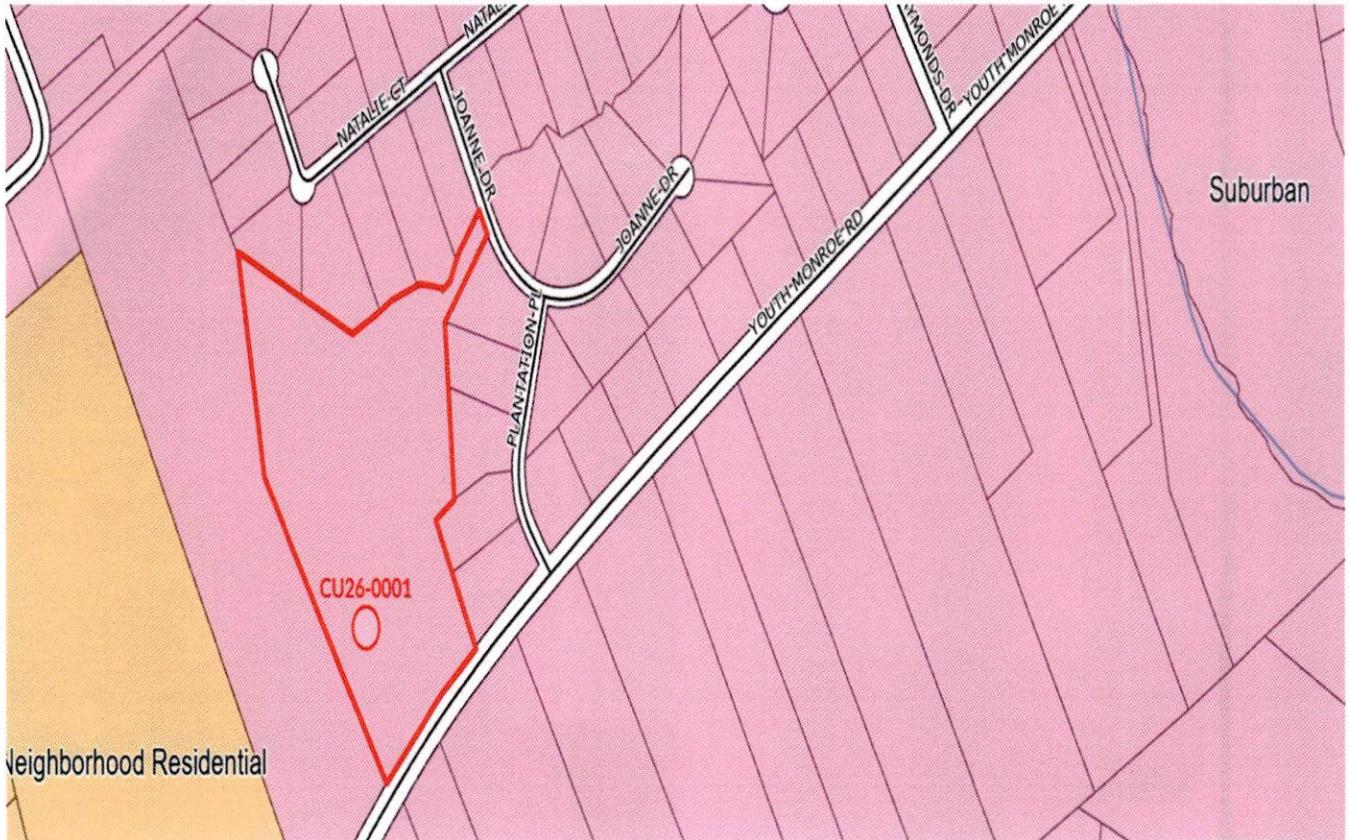


The surrounding properties are zoned A1 & R1.



The property is not in a Watershed Protection Area.

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



History:

Z20060006	Guadalupe Minhane	Rezone from A1 to A to grow & sell animals products	C051-167A 3601 Youth Monroe Road	Approved w/conditions
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Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Recommends that both driveway locations have proper deceleration lanes installed for safe ingress and egress, or for the temporary rear parking area to use access from the back parking area utilizing only one access.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, This Area is served by an existing 8" diameter water mains along Youth Monroe Road (static pressure: 65 psi, estimated fire flow: 2,500 gpm @ 20 psi) A new 8" water main may be required to distribute water within the development. Please Coordinate with WCWD.

Fire Marshal Review: The proposed temporary church 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 and shall undergo a plan review process with final inspection and certificate of occupancy before use.

Fire Department Review: Increased likelihood of rescue due to the occupant load count.

Board of Education: No effect on the school system.

GDOT: Do not seem to impact any State routes.

City of Monroe: No issues or concerns from the City of Monroe.

PC Action 2/5/2026:

CU26-0001 – Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road – Applicant: Manchilo Guadie/Owner: Guadalupe Minhane – property located at 3601 Youth Monroe Road & Joanne Drive – Map/Parcel C0510167A00 - District 1

Presentation: The Pastor of the church spoke on behalf of the church for the property that is located at 3601 Youth Monroe Road. Their mission is to serve the community for worship. They have a small piece of property in Lilburn, Georgia that is less than an acre. They are looking for green space for the children to play. They would like to build a place of worship,

and it will have educational programs for children and adults. He stated that as far as the church was concerned, they are willing to do a design verification, and they are willing to take comments because they do not want this to be offensive to the community. They will have parking and traffic management on Sundays but not during the week. He stated that they believe hard work is the only way to survive. He is the Pastor and does not take any money from the church because he is an Attorney by profession, and the associate pastor is an IT person. They are from Clarkston, Georgia and Stone Mountain, Georgia and stated that we are educated people and the church welcomes its neighbors. He stated that we need a community to serve each other and they would like to provide a safe environment and look forward to working with Walton County Planning & Development.

Josh Ferguson asked if they were planning to have any access to Joanne Drive and the Pastor stated no that the entrance will only be off Youth Monroe Road. Mr. Ferguson also stated that in the application it says that they will use the barn temporarily and what would be the time frame to start the main facility and the Pastor stated that they will convert the barn into a church and after about 5 years they will start the church. Josh Ferguson asked would it be safe to say that you would be finished with the church in 6 years and the Pastor stated they would. Josh also asked about the different phases and especially Phase III where it says senior housing and assisted living because these are not allowed under this conditional use permit. The Pastor stated that they are clear on this and they have no plans to move forward with that and they are okay with the place of worship only.

Timothy Kemp asked how many they have for worship service and the Pastor stated about 100 people and the people are from Gwinnett, Grayson, Monroe and Loganville and they welcome the community to come and worship with them. Mr. Kemp then asked about education, and do they offer any type of education and the Pastor stated that they may offer anger management classes for teenagers and language classes for the people that don't speak English. Mr. Kemp asked about the days and hours and the Pastor stated maybe Saturday from 11:00 to 3:00 and on Sunday right after the service. Mr. Kemp asked about after school programs and the Pastor stated that they were not going to do that.

Speaking: Dana Dance who lives at 3553 Plantation Place stated she is speaking for the community and the property is not a good place for the place of worship. She stated that there is going to be a large building put there and this will make property values plummet. She asked the Board to reject this request because the area cannot handle the traffic and if the services are from 6:00 a.m. to 11:00 a.m. the headlights from the cars on Saturday and Sunday will shine in the neighborhood because this property backs up to their subdivision. She said that they will start out stating what they would like to do but in the long run it will be a lot more than what they are asking for.

John Carr, who lives 3,000 ft. from this property, stated they would like to preserve the community. He also stated that there is an airport on Spring Valley Farm which is located 1,200 or 1,600 from this property and with the church being 2 or 3 stories, this is a safety issue for the airport. He went on to say that he is not trying to deny a place of worship but if it was 1 story it would alleviate the issue of flying safety and he is also concerned about the noise.

Tim Hinton asked about flight paths and were there any 2 story homes between this property and the air strip and he stated no.

Thomas Kent, who lives at 3490 Youth Monroe Road stated that Nathan Caswell owned the property and developed a subdivision close to this property. Mr. Kent said that he did not build on this property because of water issues and when it rains water runs across the road and he went on to say that he believes that you cannot support a church with a septic system.

Tim Hinton stated that the Planning Department will review the plans, and they will be required to do stormwater retention, and they will be required to follow county guidelines and meet design standards.

Dan Brock spoke and stated there is always water standing and it is a wetland.

Robert Mitchell, who lives at 2150 Highway 81, spoke in favor of the church and stated that he took the time out of his schedule and went personally to meet with the Applicant to ask questions. He asked himself what a Christian would do. He feels that this would be a positive force within the community and this is further in line with doing good works. He stated that as far as the structure they are definitely open to changing the church and making it a more western look.

Another gentleman spoke who was affiliated with the Church and stated that he lives in Norcross and is one of the parishioners. He has been an IT Manager for 19 years and the people he works with are parishioners. He stated that the Pastor is not doing this for money and will not take any money. He stated that they want to be really good neighbors.

Rebuttal: Train Land Management stated that the purpose of this land on 16 acres is they are planning to move to Walton County and build a church here because there are more hardworking people and they have done research that this is the safest county. He stated that they are people of God and would love for the community to join them.

Timothy Kemp – Would they be collaborating with the churches in the community and he stated that they want to work together. He stated as far as preaching together he feels that the more preaching of the gospel the better.

Recommendation: Josh Ferguson made a motion to recommend approval with the following conditions:

1) Direct access from the subject property to Joanne Drive shall be prohibited. 2)A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision. More specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately. 3)Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application. 4)Approval shall be limited to a place of worship. Senior housing assisted living facilities and educational facilities, or similar uses, shall be prohibited. 5)All lighting shall meet Walton County lighting standards and be inward facing, downward directional and was seconded by John Pringle. The Motion carried unanimously.

Conditional Use Application # CU26-0001

Item 6.4.

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0510-167-A00

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Manchilo Guadie

GUADALUPE MINHANE

4369 Amberleaf Walk,

3601 Youth Monroe Rd

Lilburn, GA 30047

Loganville, GA 30052

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

Phone # 202-509-2228

Phone # _____

Location 3601 Youth Monroe Rd Joanne Drive Present Zoning A Acreage 15.9

Existing Use of Property: Single Family

Existing Structures: House and Barn

Property is serviced by:

Public Water: Public Provider: Walton Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: To build an christian church and use it as a place of worshipping Jesus Christ as a Lord.

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.

Manchilo Guadie
Signature

January 1, 2026 \$ 600.00
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 A Surrounding Zoning: North R1 South A1
East R1 West A1

Comprehensive Land Use: Suburban

Commission District: 1- Annie Warren Watershed: _____

I hereby withdraw the above application _____ Date: _____

BY PROPERTY OWNER

Item 6.4.

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: MANCHILO GUADIE

Address: 4369 AMBERLEAF WALK, LILBURN, GA 30047

Telephone: 202-509-2228

Location of Property: 3601 YOUTH MONROE RD, LOGANVILLE, GA, 30052

Map/Parcel Number: C051000000167A00

Current Zoning: AGRICULTURE Requested Zoning: Conditional use for place of worship/church

Guadalupe Miniñane
Property Owner Signature

Property Owner Signature

Print Name: Guadalupe Miniñane

Print Name: _____

Address: 3601 Youth Monroe Rd, Loganville, GA 30052

Address: _____

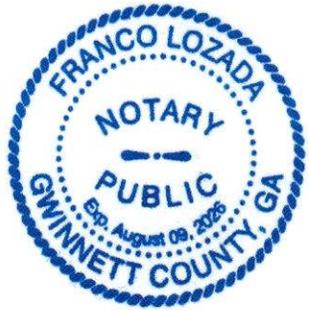
Phone #: 678-837-6010

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.

Franco Lozada
Notary Public

01/04/2026
Date





PURCHASE AND SALE AGREEMENT

Offer Date: 12/9/2025



2025 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: 3601 Youth Monroe Road
City Loganville, County Walton - GA, Georgia, Zip Code 30052
MLS Number: 7627771 Tax Parcel I.D. Number: C051000000167A00

b. Legal Description: The legal description of the Property is [select one of the following below]:
 (1) attached as an exhibit hereto;
 (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)
 (3) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
 (4) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Purchase Price of Property to be Paid by Buyer.

3. Seller's Monetary Contribution toward Buyer's Costs at Closing: \$ 0.00

4. Closing Date and Possession.
Closing Date shall be 3/12/2026 with possession of the Property transferred to Buyer
 upon Closing **OR** _____ days after Closing at _____ o'clock AM **OR** PM (attach F219 Temporary Occupancy Agreement).

5. Closing Law Firm ("Closing Attorney"). O'Kelley & Sorohan, Attorneys at Law LLC, Duluth 770-497-1880 **Phone Number:** _____

6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Virtual Property Realty.com

7. Earnest Money. Earnest money will be paid to Holder in a method of payment acceptable to the Holder.
 a. \$ _____ as of the Offer Date.
 b. \$ _____ within 3 days from the Binding Agreement Date.
 c. _____

8. Inspection and Due Diligence.
a. Due Diligence Period: Property is being sold subject to a Due Diligence Period of 60 days from the Binding Agreement Date.
b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
(2) shall pay directly to Seller additional option money of \$ _____ by check ACH or wire transfer of immediately available funds either as of the Offer Date; **OR** within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller shall (subject to lender approval) or shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

9. Lead-Based Paint. To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) was (attach F316 Lead-Based Paint Exhibit) **OR** was not built prior to 1978.

10. Brokerage Relationships in this Transaction.
a. Buyer's Broker is Virtual Properties Realty.com **and is:**
(1) representing Buyer as a client.
(2) working with Buyer as a customer.
(3) acting as a dual agent representing Buyer and Seller.
(4) acting as a designated agent where: _____
_____ has been assigned to exclusively represent Buyer.
b. Seller's Broker is EXP Realty, LLC. **and is:**
(1) representing Seller as a client.
(2) working with Seller as a customer.
(3) acting as a dual agent representing Buyer and Seller.
(4) acting as a designated agent where: _____
_____ has been assigned to exclusively represent Seller.

c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows: _____

11. Time Limit of Offer. The Offer set forth herein expires at 11:59 o'clock p.m. on the date 12/11/2025.
Buyer(s) Initials MG Seller(s) Initials GM

By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

Buyer Acceptance and Contact Information

1 Buyer's Signature Manchilo Guadie
Print or Type Name 12/9/2025
Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: Cell Home Work

Buyer's E-mail Address

2 Buyer's Signature
Print or Type Name _____ Date _____

Buyer's Address for Receiving Notice

Buyer's Phone Number: Cell Home Work

Buyer's E-mail Address

Additional Signature Page (F267) is attached.

Buyer's Broker/Affiliated Licensee Contact Information

Virtual Properties Realty.com
Buyer Brokerage Firm

Tewodros Wassie 12/9/2025
Broker/Affiliated Licensee Signature Date

Tewodros Wassie 446795
Print or Type Name GA Real Estate License #

(404) 839-8599
Licensee's Phone Number Fax Number

Licensee's E-mail Address

REALTOR® Membership
2750 Premiere Pkwy Suite 200, Duluth, GA 30097
Broker's Address

(770) 495-5050 000-000-0000
Broker's Phone Number Fax Number

VIRT01 H-31589
MLS Office Code Brokerage Firm License Number

Seller Acceptance and Contact Information

1 Seller's Signature GUADALUPE MINHANE
Print or Type Name 12/9/2025
Date

Seller's Address for Receiving Notice

Seller's Phone Number: Cell Home Work

Seller's E-mail Address

2 Seller's Signature
Print or Type Name _____ Date _____

Seller's Address for Receiving Notice

Seller's Phone Number: Cell Home Work

Seller's E-mail Address

Additional Signature Page (F267) is attached.

Seller's Broker/Affiliated Licensee Contact Information

EXP Realty, LLC.
Seller Brokerage Firm

Antonio Marin 12/9/2025
Broker/Affiliated Licensee Signature Date

Antonio Marin 429466
Print or Type Name GA Real Estate License #

(404) 769-1951
Licensee's Phone Number Fax Number

Licensee's Email Address

REALTOR® Membership
1372 Peachtree St NE, Atlanta, GA 30309
Broker's Address

(888) 959-9461 000-000-0000
Broker's Phone Number Fax Number

EXPR01 H-65080
MLS Office Code Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of 12/9/2025 and has been filled in by _____.

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.

Manchilo Guadie

Signature of Applicant/Date

Check one: Owner _____ Agent ✓

Standard Review Questions:

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

Conditional Use Permit Criteria

1. **Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.**
The proposed use of this property as a place of worship will not have any adverse influences as our church is a quite and environmentally friendly place of worship. The 15.9 acre lot will have enough accomodation for setbacks, fences and driveway.
2. **Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**
Most of activities of our proposed use will occur on Sundays and will not be hinder or endanger pedstrians and will not affect the traffic negatively.
3. **Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.**
All vehicles will be parked inside designated places within th eproperty and we will not use street parking. The proposed use of this property will be adequate in terms all aspects.
4. **Public facilities and utilities are capable of adequately serving the proposed use.**
Yes, public utilities are capabale of adequately serving the proposed use as our poposed use does not require much utilities.
5. **The proposed use will not adversely affect the level of property values or general character of the area.**

The proposed use will increase the values of neighbouring properties by making the area more versatile and providing needed community services.

Date: January 1, 2026

Re: Letter of Intent – Conditional Use Permit Application

Proposed Use: Church / Place of Worship

Property Address: 3601 Youth Monroe Rd, Loganville, GA 30052

Parcel Number: C0510-167-A

Dear Members of the Planning Commission, Heavenly Blessings!

My name is The Rev. Manchilo Guadie, Head Priest and CEO of the Church. This letter is submitted in support of the application for a Conditional Use Permit for **Holy Trinity (DBKS) Ethiopian Orthodox Church of Lilburn, GA**, to allow the operation of a church at the above-referenced property located in Walton County, GA.

Our Church is a non-profit religious organization established in November 2015, serving the spiritual and community needs of residents in the surrounding area. During the last ten years, we owned the less than 1 acre facility and operated at 4057 Darling Ct SW, Lilburn, GA 30047. However, due to lack of green space for our children to play and thrive, we could not fully implement our desired plans for our future generation. So we needed a bigger space and found one in Loganville, GA. The proposed use of the property as a place of worship is consistent with the county's zoning intent to allow institutional and community-serving uses that benefit local residents.

The church plans to conduct regular worship services on weekends **between the hours of between 6:00am and 11:00am on Sundays**, with occasional events such as Bible studies, youth programs, community meetings, and special religious observances. Attendance is expected to average approximately **100** individuals per service. All activities will take place primarily within the building in the existing proposed lot.

Adequate parking is provided on-site in compliance with county requirements, and traffic impacts are expected to be minimal and limited to scheduled service times. The church will comply with all applicable county regulations regarding noise, lighting, occupancy limits, and public safety. No outdoor amplification is proposed. On top of that, our church is historically environmental friendly and will plant more trees within the property and will preach the importance of peaceful coexistence and environmental stewardship to the community. Our coming will definitely benefit the community in Walton County, GA.

On the first page of the proposed development plan, it shows a picture of the future church. Until we build our future permanent church, we will have a temporary place of worship. There is a barn on the property that will be renovated according to Walton County safety standards, and converted into a temporary church until the future church can be built.

There is an existing four-bedrooms, three-bathrooms building, and we will use that building to house our guests, preachers and priests.

The proposed use will not adversely affect neighboring properties and is intended to be a positive presence within the community by promoting fellowship, outreach, and charitable activities. The church is committed to being a responsible neighbor and maintaining the property in a clean, orderly, and respectful manner.

We respectfully request approval of this Conditional Use Permit. Thank you for your time and consideration. Please feel free to contact us if additional information is required.

Conclusion:

For the reasons stated above, I respectfully request the Commission to approve our request for **Conditional Use Permit.**

I appreciate your consideration. Please feel free to reach out to me should you have any additional questions or concerns.

Sincerely,

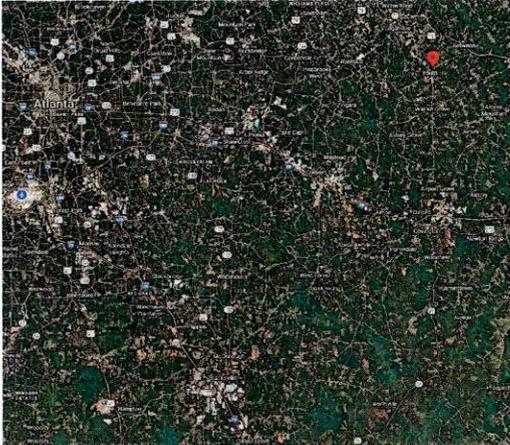
Manchilo Guadie

Fr. Manchilo Guadie

Tel. (202) 509-2228

DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

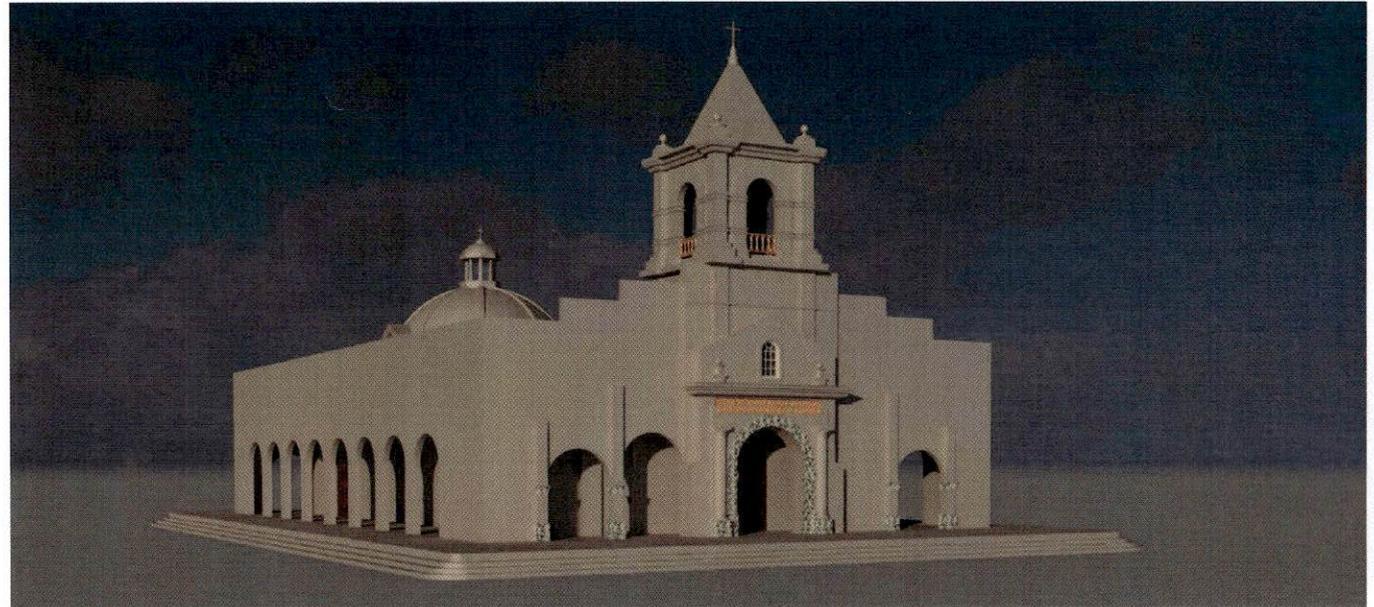
PROPOSED DEVELOPMENT PLAN



VICINITY MAP



LOCATION MAP



PROJECT SUMMARY:

THIS PROJECT PROPOSES THE DEVELOPMENT OF A 15.9-ACRE PROPERTY LOCATED AT 3851 YOUTH MONROE ROAD, LOGANVILLE GEORGIA, AS A MIXED-USE COMMUNITY CAMPUS. THE PRINCIPAL USE OF THE SITE IS A CHURCH, SUPPORTED BY ACCESSORY AND COMPLEMENTARY USES INCLUDING ASSISTED LIVING FACILITIES, SENIOR HOUSING, AND COMMUNITY-ORIENTED FUNCTIONS SUCH AS EDUCATIONAL AND RECREATIONAL SPACES. THE DEVELOPMENT IS PLANNED AS A COHESIVE AND UNIFIED ESTATE THAT INCORPORATES SHARED AMENITIES AND INTEGRATED SERVICES. THE INTENT OF THE PROJECT IS TO MEET A BROAD SPECTRUM OF COMMUNITY NEEDS—RANGING FROM RELIGIOUS WORSHIP AND ASSEMBLY TO RESIDENTIAL CARE AND DAILY LIVING SUPPORT—WHILE PROMOTING AN INCLUSIVE, WELL-INTEGRATED, AND INTERGENERATIONAL COMMUNITY ENVIRONMENT.

VISION:

This project seeks to establish a well-planned, mixed-use community campus consistent with Walton County's comprehensive plan. Anchored by a church, the development includes assisted living and senior housing, along with educational and recreational spaces. Designed as a unified campus with shared amenities and integrated services, the project promotes efficient land use, accessibility, and an inclusive, intergenerational environment that serves the spiritual, residential, and community needs of the area.

PROGRAM DESCRIPTIONS:

CHURCH - Primary Institutional Use
The church serves as the central spiritual and community hub of the campus. It will host worship services, educational programs, and community gatherings, with flexible spaces to accommodate both regular and large-scale events. Key features include a worship sanctuary, multipurpose hall, classrooms, offices, and outdoor gathering areas.

ASSISTED LIVING FACILITIES - Residential with Support Services
Assisted living facilities provide safe and accessible housing with daily support services for seniors, including memory care units. The design promotes comfort, independence, and social engagement through private and semi-private units, communal dining, and indoor and outdoor recreational spaces.

SENIOR HOUSING - Independent Living
Senior housing units are designed for older adults who can live independently while benefiting from access to shared amenities and community engagement. Units include apartments or cottages, shared recreational and social spaces, access to dining and wellness programs, and proximity to the church and other community facilities.

COMMUNITY-BASED USES - Educational and Recreational Spaces
These spaces support lifelong learning, recreation, and social interaction for residents and the broader community. Facilities include classrooms, multi-purpose rooms, gyms, game rooms, outdoor trails, sports areas, community gardens, and flexible spaces for workshops and events.

SHARED AMENITIES - Integrated Campus Services
Shared amenities are integrated throughout the campus to enhance efficiency, encourage community interaction, and provide inclusive programming. Features include dining and communal spaces, wellness and recreational facilities, outdoor gathering areas, accessible infrastructure, and culturally inclusive programs for diverse populations, including new immigrants.

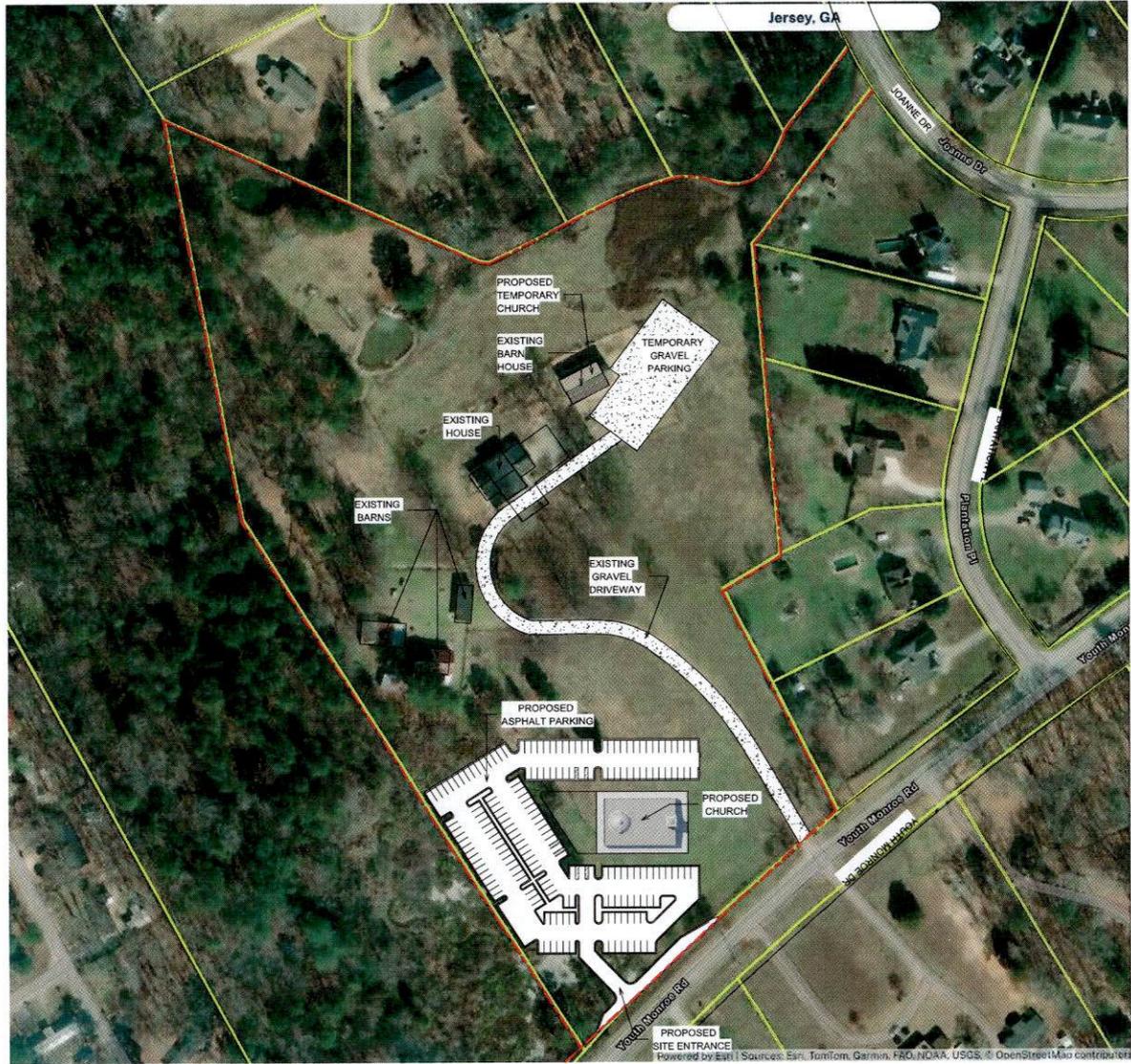
PROJECT APPROACH:

Phase One: Temporary Church Facility
The initial phase involves the renovation and modification of an existing barn house to serve as a temporary church facility. Work will focus on adapting the interior and exterior spaces to accommodate worship services, educational programs, and community gatherings while ensuring compliance with safety, accessibility, and building codes. This phase establishes a functional campus anchor while permanent facilities are planned and constructed.

Phase Two: Permanent Church and Site Development
The second phase focuses on the construction of the permanent church facility and the comprehensive development of the site. This includes finalizing the layout for all programs, establishing building footprints, green and open spaces, and interior circulation paths. Emphasis will be placed on functional adjacencies between campus components, integration of shared amenities, efficient traffic flow, pedestrian connectivity, and the creation of an inviting and cohesive campus environment.

Phase Three: Senior Housing and Assisted Living Facilities
The final phase involves the construction of senior housing and assisted living facilities. These residential components will provide independent and supportive living options for older adults, integrated within the campus to encourage access to shared amenities and intergenerational engagement. The design will prioritize safety, accessibility, comfort, and social connectivity, ensuring a high quality of life for residents while complementing the overall campus environment.

Project Number _____
Date _____ Project Number _____
Issue Date _____



1 Site Plan
1" = 80'-0"

SITE DESCRIPTION :

LOCATION: 3601 YOUTH MONROE RD,
LOGANVILLE, GA
ZONING: AGRICULTURAL

The site currently includes a single-family dwelling built in 1974, which is a four-bedroom, three-bath brick residence, along with associated outbuildings and barn structures. The parcel is fully fenced and has historically been used for cattle and horse farming, featuring a small stream, a pond, and natural vegetation along its perimeter. Two existing barns and open pasture areas contribute to the rural character of the property.

The site has a significant frontage on Youth Monroe Road, providing strong visibility and access, and is situated within a mixed residential and rural context. Adjacent properties include larger agricultural and residential lots, with nearby institutional, educational, and community uses serving the broader area. The surrounding area is characterized by low-density development, with proximity to local schools, commercial amenities, and primary transportation routes such as Highway 81, offering convenient connections to the greater Loganville and Walton County region.

PROPOSALS:

The church will be located on the eastern portion of the property, set back 50 feet from the street frontage, serving as the primary institutional anchor for the campus. Positioned prominently, it is intended to function as a landmark and a catalyst for future development, establishing the character and identity of the site. The placement has been carefully planned so as not to restrict or interfere with future phases of development. The upper portion of the property will remain open and flexible, allowing for adaptation to the highest and best use of the land in subsequent development phases, ensuring efficient use of space and compatibility with the overall campus plan.

1931 PA, SUITE 100, LEBURN,
30048

WWW.....COM

SEAL

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE

NO	DATE	REMARKS/BULLETS

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:

ALLI...

QUALITY CONTROL:

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE
ETHIOPIAN ORTHODOX CHURCH
INC**
3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

SITE PLAN

SHEET NUMBER

A005

PAGE

01



Project Status



PROPOSED
DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

1991 PA, SUITE 100, LILBURN,
30048

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SEAL

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE

NO	DATE	REMARKS/DATE

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:

ALF JALAL

QUALITY CONTROL:

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE
ETHIOPIAN ORTHODOX CHURCH
INC**
3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED CHURCH

SHEET NUMBER

A006

PAGE

01



① PROPOSED TEMPORARY CHURCH



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW

Project Status

1901 PA, SUITE 100, LILBURN, 30048

WWW.....COM

SEAL

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE

NO	DATE	REMARKS/BULLET

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:
ALFA
JALAFI
QUALITY CONTROL:

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE
ETHIOPIAN ORTHODOX CHURCH
INC**
3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED
TEMPORARY CHURCH

SHEET NUMBER

A007

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1931 PA, SUITE 100, LEBURN,
30045

WWW.....COM

SEAL

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE

NO	DATE	REMARKS/BULLETS

PROFESSIONAL IN CHARGE

PROJECT MANAGER:

ALIF
_N_AJAF_

QUALITY CONTROL:

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE
ETHIOPIAN ORTHODOX CHURCH
INC**
3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

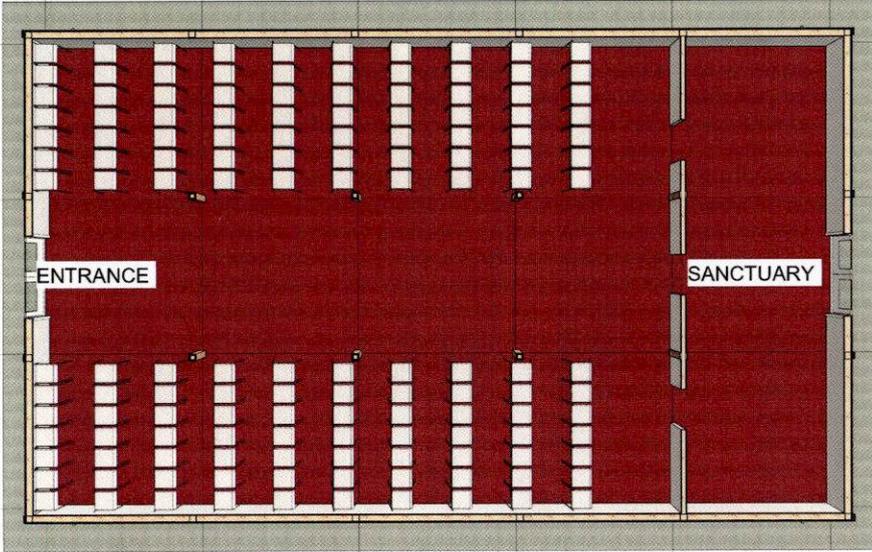
**PROPOSED
TEMPORARY CHURCH
PLAN**

SHEET NUMBER

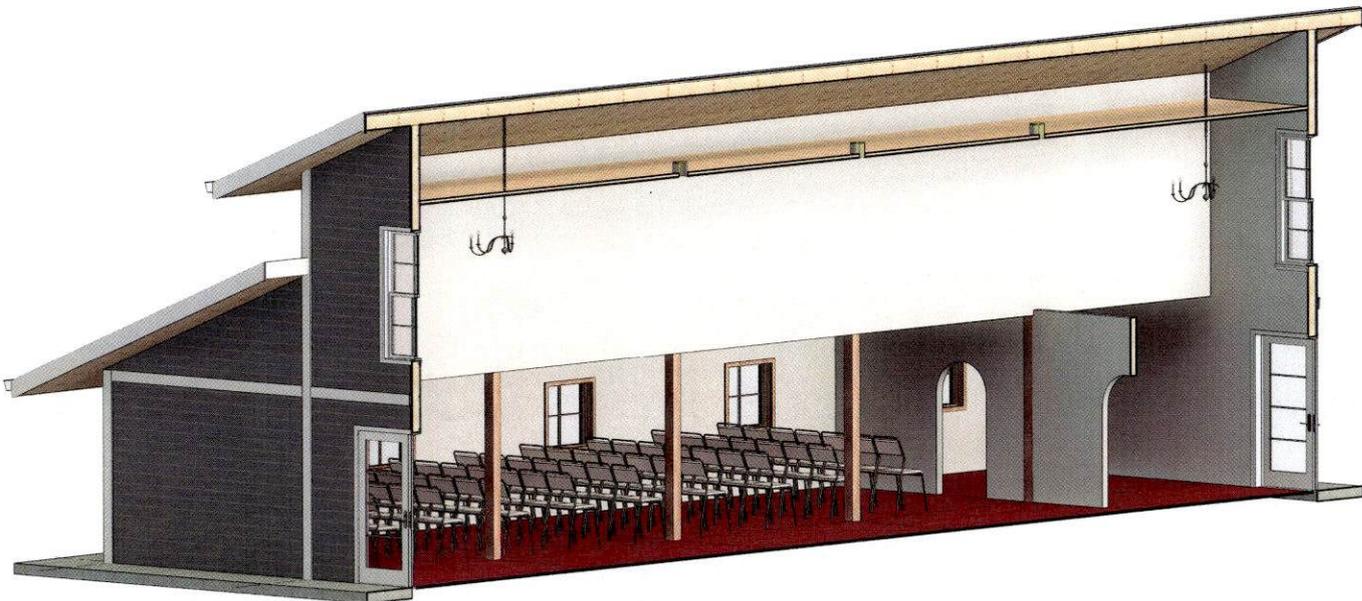
A008

PAGE

01



3D FLOOR PLAN



3D BUILDING CUT THROUGH SECTION PLAN

Project Status



Planning and Development Department Case Information

Case Number: Z26-0002

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:
Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

Owners:
James Little, Kevin Little & Kaye Hannay
1190 Good Hope Road
Monroe, Georgia 30655

Current Zoning: The current zoning is A1/R1.

Request: Rezone 5.00 acres from A1/R1 to B3 for a gas station/convenience store, Restaurant and other retail uses.

Address: Good Hope Road & Bypass, Monroe, Georgia 30655

Map Number/Site Area: C1660104

Character Area: Employment Center

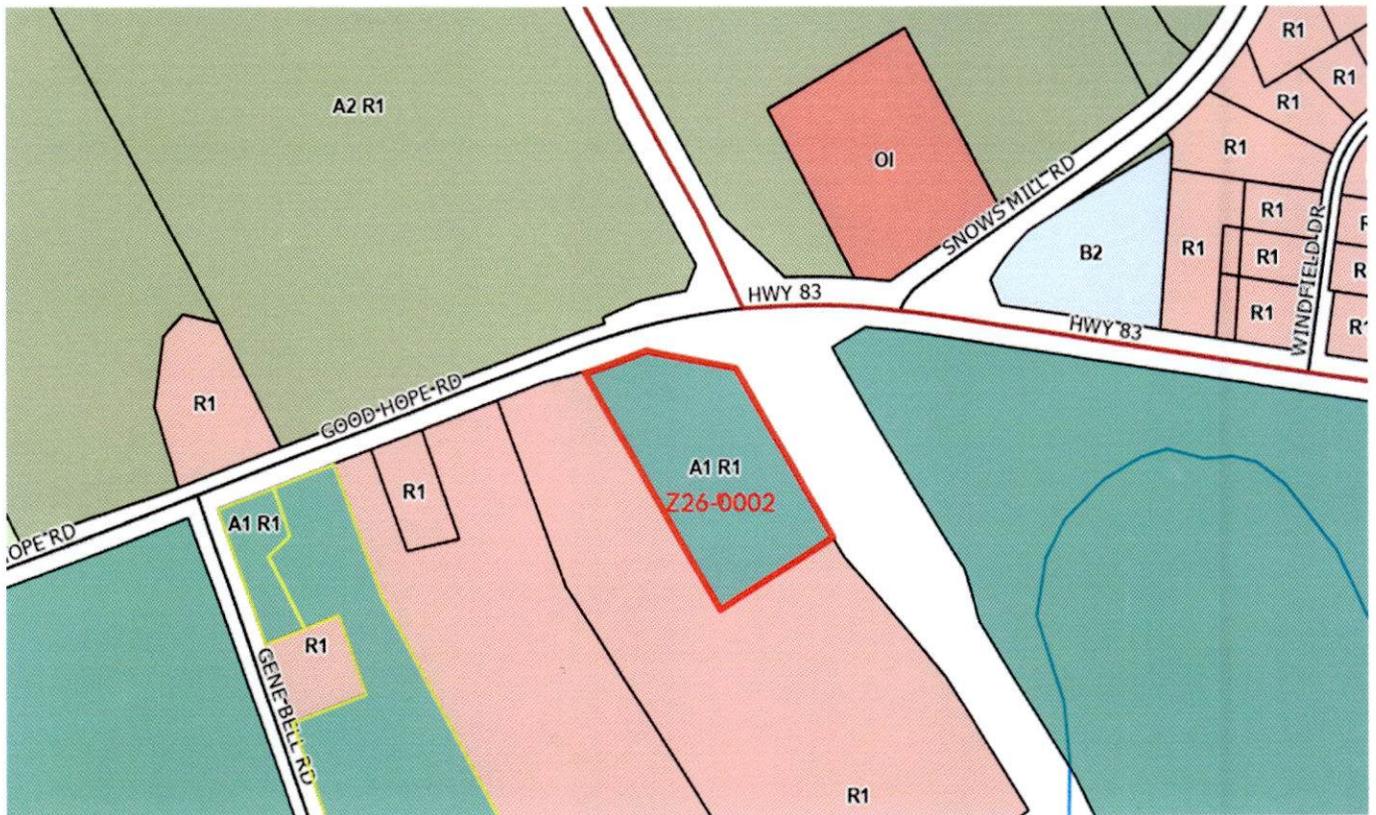
District 6 Commissioner- Kirklyn Dixon Planning Commission–Timothy Kemp

Existing Site Conditions: Property is vacant.



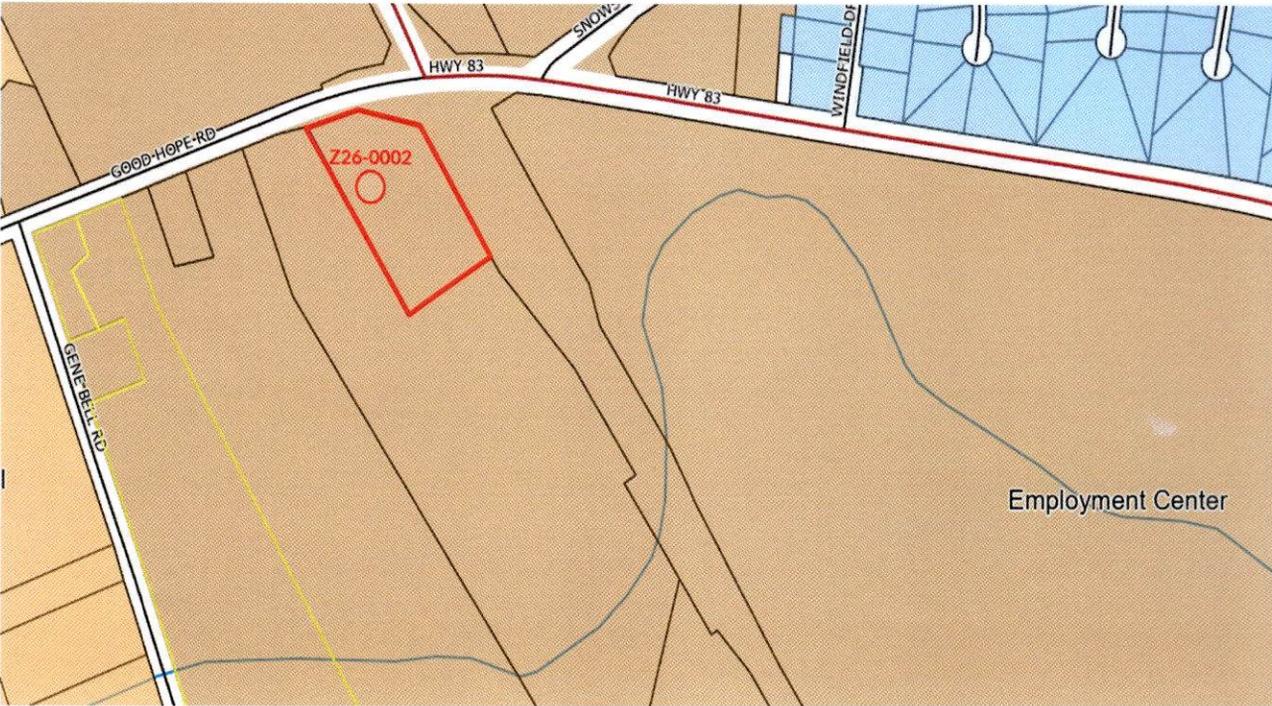


The surrounding properties are A1, A2 OI, B2 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Convenience Store with Gasoline Station (8)
Allowed in Zonings B1, B2, B3, M1 & M2

- A. The use shall not exceed a gross leasable floor space of 5,000 square feet.
- B. The place of business shall not be within one hundred (100) yards of any school building, school grounds, or college campus or within one hundred (100) yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. *Distances herein shall be measured along a straight line, which describes the shortest distance from the main customer entrance to the main entrance of the entrance of the establishments as listed above. (2-2-10)
- C. A gasoline service station/convenience store shall have a minimum frontage on the primary street of one hundred twenty (120) feet and a minimum lot area of twenty-five thousand five hundred (25,500) square feet. Canopies and gasoline pump islands shall be set back fifteen (15) feet from all right-of-way lines.

D. Vehicular entrances or exists at a gasoline service station:

- 1. Shall contain an access width along the edge of the pavement of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than ten feet to the adjoining property.
- 2. Shall not have any two driveways any closer than twenty (20) feet at both the right-of-way line and the edge of the pavement along a single street.

E. A Conditional Use Permit is required if three or more diesel fuel pumps are provided for a convenience store/ gasoline service station in the B2 or B3 zoning district. A convenience store/ gasoline service station with 3 or more diesel pumps shall be a use by right in the M1 and M2 zoning districts.

F. Other Site Improvements. In addition to the above requirements, the following additional site improvements shall be adhered to:

- 1. A solid fence or wall six (6) feet in height shall be erected along the property lines which abut residential property.
- 2. Exterior lighting with cut-off luminaries are required so that light it is directed away from adjacent properties.

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

Comments and Recommendations from various Agencies:

Public Works: Recommends approval with the proposed design.

Sheriffs' Department: No Comment.

Water Authority: Comment from Morris Jordan Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, this property is located within the City of Monroe Service Area.

Fire Marshal 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 Internal Fire Code.

Fire Department Review: No Impacts.

Board of Education: No effect on the school system.

GDOT: Comments we gave to applicant already: “Driveway will be required to meet both spacing and first internal movement requirements. We will require an extension of the left turn lane on the Bypass to allow a left turn lane into your development (this will require some road widening to construct the proper tapers). We would also require a right turn lane into the development. The Good Gope approach will be county jurisdiction after the project but we would like to try and ensure that the road does not queue back into the intersection if there is a westbound vehicle waiting to turn left into your development. We also ask that truck turn paths are analyzed to ensure fuel trucks can safely enter and exit the proposed radii without tracking over other lanes.”

City of Monroe: No issues or concerns from the City of Monroe.

City of Loganville: No Comment

PC Action 2/5/2026:

Z26-0002 – Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space – Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney – property located on Good Hope Road and new bypass – Map/Parcel C1660104 - District 6

Presentation: Andrea Gray, Attorney at Law, who lives at 300 East Church Street, represented the case. They are requesting for a rezoning of 5 acres from R1/A1 to B3 for a gas station, convenience store, restaurant and other retail space. The Character Area Maps shows this property as Employment Center which supports the proposed use. The intersection is ideal of the proposed development. They have submitted a concept plan which shows the proposed uses which are a convenience store with fuel pumps with a maximum of 2 diesel pumps. There will be a restaurant and retail spaces and there will be no tractor trailer parking. As far as a restaurant it will be a fast-food restaurant but not sure what is going there yet. They have worked with GDOT and they have requested access on the bypass to be at a point furthest from the intersection. Good Hope Road entrance is controlled by the county and hopefully this will help with traffic concerns. Both will require the applicant to make improvements. The proposed uses fit the location and future land use plan. The dual entry points will provide a

good flow of traffic, and this will be convenient access to gas and food for travelers and residents in the area.

Speaking: No one

Recommendation: Timothy Kemp made a motion to recommend approval as submitted and was seconded by Josh Ferguson. The Motion carried unanimously.

Rezone Application # Z26-0002
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C1660104

Applicant Name/Address/Phone #

Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

Property Owner Name/Address/Phone

James Little, Kevin Little, Kaye Hannay
1190 Good Hope Rd
Monroe, GA 30655

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

Phone # 650-431-9377

Phone # 770 286-7010

Location: Good Hope Rd Requested Zoning B3 Acreage 5 Existing

Use of Property: Vacant

Existing Structures: None

The purpose of this rezone is:

Construct a gasoline service station with a convenience store, restaurant and other retail uses.

Property is serviced by the following

Public Water: X Provider: _____ Well: _____

Public Sewer: NA Provider: NA 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 Nikhil A. Date 12/22/2025 Fee Paid \$ 900.00

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

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1/R1 Surrounding Zoning: North A2/R1 South R1
East A1 West R1

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

Commission District: 6-Licklyn Dixon 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.

Nehia A.

Signature of Applicant/Date

Check one: Owner Agent

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay
1190 Good hope Rd
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

Check one of the following:

KH (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 Social Circle, 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 Social Circle, Georgia as defined by O.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.):

Kaye Hannay

Kaye Hannay

Sworn to and subscribed before me this 11 Day of December 2025

[Signature]
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay
1190 Good hope Rd
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

Check one of the following:

JKL (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 Social Circle, 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 Social Circle, Georgia as defined by O.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.):

James Little

James Little

Sworn to and subscribed before me this 11 Day of DECEMBER 2025

[Signature]
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 12/11/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay
1190 Good hope Rd
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

Check one of the following:

52 (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 Social Circle, 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 Social Circle, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

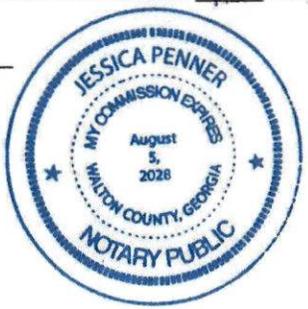
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Kevin Little

[Signature]

Sworn to and subscribed before me this 11th Day of December 2025

[Signature]
NOTARY PUBLIC



AUTHORIZATION BY PROPERTY OWNER

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

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

Name of Applicant: Nikhil Agarwal
Address: 452 CLEARWATER WAY MONROE GA-30655
Telephone: 650-431-9377
Location of Property: Good Hope Rd

Map/Parcel Number: C1660104
Current Zoning: A1/R1 Requested Zoning: B3

Kevin Little
Property Owner Signature

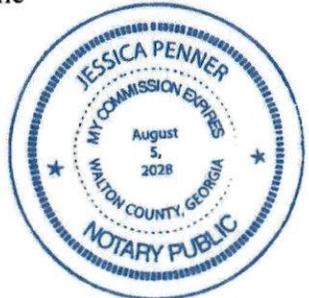
James Little
Property Owner Signature

Print Name: Kevin Little
Address: 1256 Apalachee Woodstr
Buckhead GA 30625
Phone #: 470-317-0401

Print Name: James Little
Address: 1245 GOOD HOPE RD
Phone #: 770-267-7855
770-316-6034(CELL)

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

[Signature]
Notary Public
12/11/2025
Date



**AUTHORIZATION
BY PROPERTY OWNER**

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

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

Name of Applicant: Nikhil Agarwal
Address: 452 CLEARWATER WAY MONROE GA-30655
Telephone: 650-431-9377
Location of Property: Good Hope Rd

Map/Parcel Number: C1660104

Current Zoning: A1/R1 Requested Zoning: B3

Kaye Hannay _____
Property Owner Signature Property Owner Signature

Print Name: Kaye Hannay Print Name: _____

Address: 1190 Good Hope Rd Address: _____
Monroe, Ga. 30655

Phone #: 770 286-7010 Phone #: _____

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

[Signature] _____ 12/11/2025
Notary Public Date



AGENT AUTHORIZATION

Date: 12/22/25 Tax Map and Parcel Number(s): C1660104

PROPERTY ADDRESS: Good Hope Road, Monroe, GA 30655

PROPERTY OWNERS: Kevin Little, James Little, Kaye Hannay
1190 Good Hope Rd
Monroe, Georgia 30655

APPLICANT: Nikhil Agarwal
452 Clearwater Way
Monroe, Georgia 30655

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

ACTION: Rezone property from A1/R1 to B3 to allow for a gasoline station and convenience store with a restaurant and other retail space

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 the action or speak on its behalf at the Planning Commission, Board of Commissioners and any related meetings regarding the request for the rezoning or other land-use authorization related to the property referenced herein. The Attorney/Agent may also sign the necessary applications on behalf of Applicant.

ATTORNEY/AGENT

[Signature]
BY: Andrea P. Gray

Sworn to and subscribed before me this 22 Day of December 2025

[Signature]
NOTARY PUBLIC



[additional signatures on following page]

APPLICANT: Nikhil Agarwal

NkhilA

BY:

Sworn to and subscribed before me this 28 Day of October 2025

[Signature]
NOTARY PUBLIC



[signature page for Agent Authorization]

[additional signatures on following page]

OWNER: Kevin Little

Kevin Little
BY:

Sworn to and subscribed before me this 11 Day of December 2025

[Signature]
NOTARY PUBLIC



OWNER: James Little

James Little
BY:

Sworn to and subscribed before me this 11 Day of DECEMBER 2025

[Signature]
NOTARY PUBLIC



OWNER: Kaye Hannay

Kaye Hannay
BY:

Sworn to and subscribed before me this 11 Day of December 2025

[Signature]
NOTARY PUBLIC



[signature page for Agent Authorization]

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 property fronts on Good Hope Road (Hwy 83) and the new Bypass Road and is currently zoned A1/R1. It is in the vicinity of properties zoned for residential and agricultural uses but in an area being transformed by the new Bypass and nearby industrial growth. The proposed development would provide a needed service to nearby residents and those traveling through and around Monroe. It is designated in the Future Land Use Map as Employment Center which allows B3 zoning.

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

The current zoning restricts the property to residential or agricultural uses which are not ideal for property at the corner of a State highway and a Bypass due to traffic and noise. The property is ideally suited for a commercial development. The Comprehensive Plan includes this property in the Employment Center character area which is consistent with a B3 zoning, not residential or agricultural.

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 project will be beneficial and convenient for nearby residents and those traveling along the State highway or Bypass. It does not pose a significant adverse impact to the health, safety, morals or general welfare of the public. Given the location at the intersection of a State highway and the Bypass, it has easy ingress and egress for customers. It is also a contemplated use under the Comprehensive Plan.

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

Applicant's project will bring convenience to the immediate neighbors with access to gas and food in addition to jobs and tax revenues to the broader community. The current zoning is a hardship on the property owner given the limited desirability of the property for residential or agricultural uses with its small size and location.

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

The property is most suitable for commercial development given its location on a State highway and Bypass. Residential and agricultural uses are less suitable given the noise and traffic generated on the adjoining roads.

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

The property was used for a family farm prior to the construction of the Bypass. It is currently vacant and has been listed for sale as potential commercial for more than a year.



Andrea P. Gray LLC

Attorney at Law

January 5, 2026

Kristi Parr, Director
Walton County Planning Department
126 Court Street
Monroe, Georgia 30655

Re: Applicant: Nikhil Agarwal
Owners: Kevin Little, James Little, Kaye Hannay
Property: Good Hope Road, Monroe GA 30655
Tax Parcel: C1660104
Request: Rezone property from A1/R1 to B3 for a gasoline station and convenience store with a restaurant and other retail space

Dear Ms. Parr:

Nikhil Agarwal (“Applicant”) proposes to utilize a 5-acre property located at the corner of Good Hope Road (Hwy 83) and the new Bypass Road connecting Hwy 78, Hwy 83 and Hwy 11 (the “Subject Property”), to construct a gasoline station with diesel fuel pumps, convenience store, and space for a restaurant and other retail uses. The conceptual site plan shows all these potential uses, but final design will be based on the actual tenants secured and their respective needs. The Subject Property is currently zoned A1/R1. No variances are requested and all ordinance requirements will be met.

The Subject Property is located within the Employment Area in the County’s Future Land Use Plan which allows for B3 uses as proposed by the Applicant. The new Bypass creates an opportunity for new commercial businesses, and Applicant’s property is well suited for this purpose given its frontage on both Good Hope Road and the Bypass. With the increase in truck traffic to the area, residential or agricultural uses of the Subject Property are not ideal.

The site design and entry points take into account measures to reduce traffic impacts in the area and to manage waste onsite. Applicant’s representatives have coordinated with GDOT and Walton County regarding access points and continue to work on final details for a right in/right out access point on the Bypass and a full access point on Good Hope Road as shown on the site plan. Applicant is prepared to make the reasonable improvements necessary for these access points. Dual access points will help the flow of traffic coming in and out of the Subject Property



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

which will better control traffic. The site is also designed to operate without a sewer connection by using a detention pond and septic drain field area.

Potential visual impacts will be mitigated through the installation of a six-foot wood privacy fence along the adjoining residential property and full compliance with the County's lighting ordinance, which requires lighting to be directed downward and inward toward the site. The adjoining property owners do not object to the development as members of the same family who own the Subject Property also own the adjoining property. The area in general is going to transition to commercial uses given the Bypass.

The proposed commercial development is compatible with the area's future land use designation and is well suited for a location at the intersection of a state highway and a truck bypass. Because the Subject Property lies within the Employment Center Character Area on the County's Future Land Use Map, rezoning from A1/R1 to B3 aligns with and supports the County's planning objectives. The Applicant respectfully requests approval of the rezoning to allow the proposed business use on the Subject Property.

Please let me know if you have any questions or require additional information.

Sincerely,

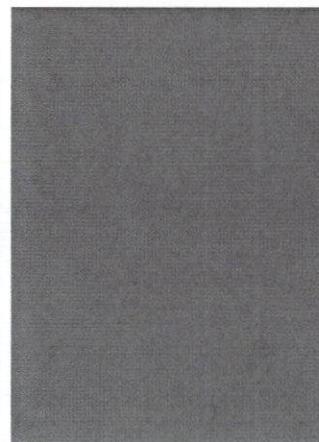
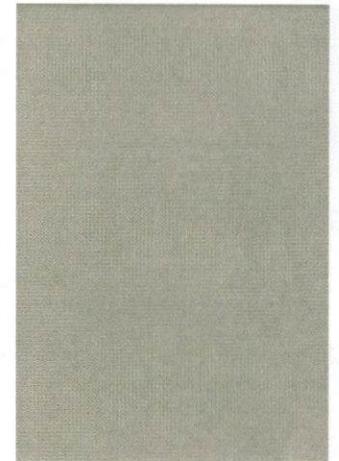
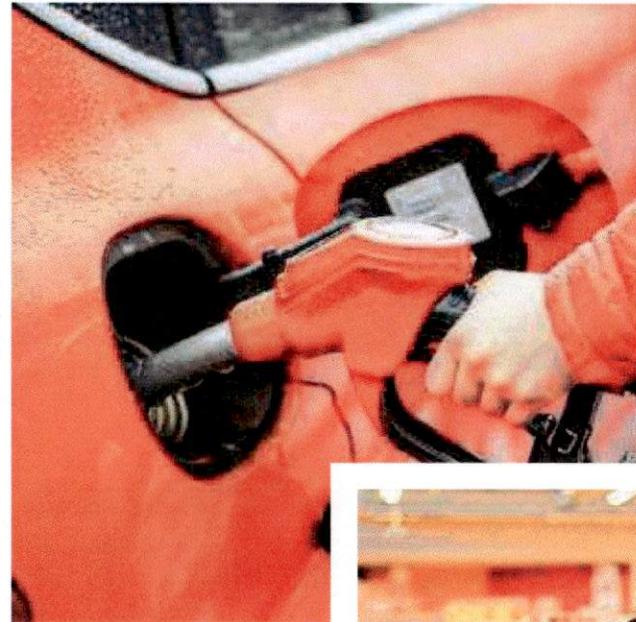


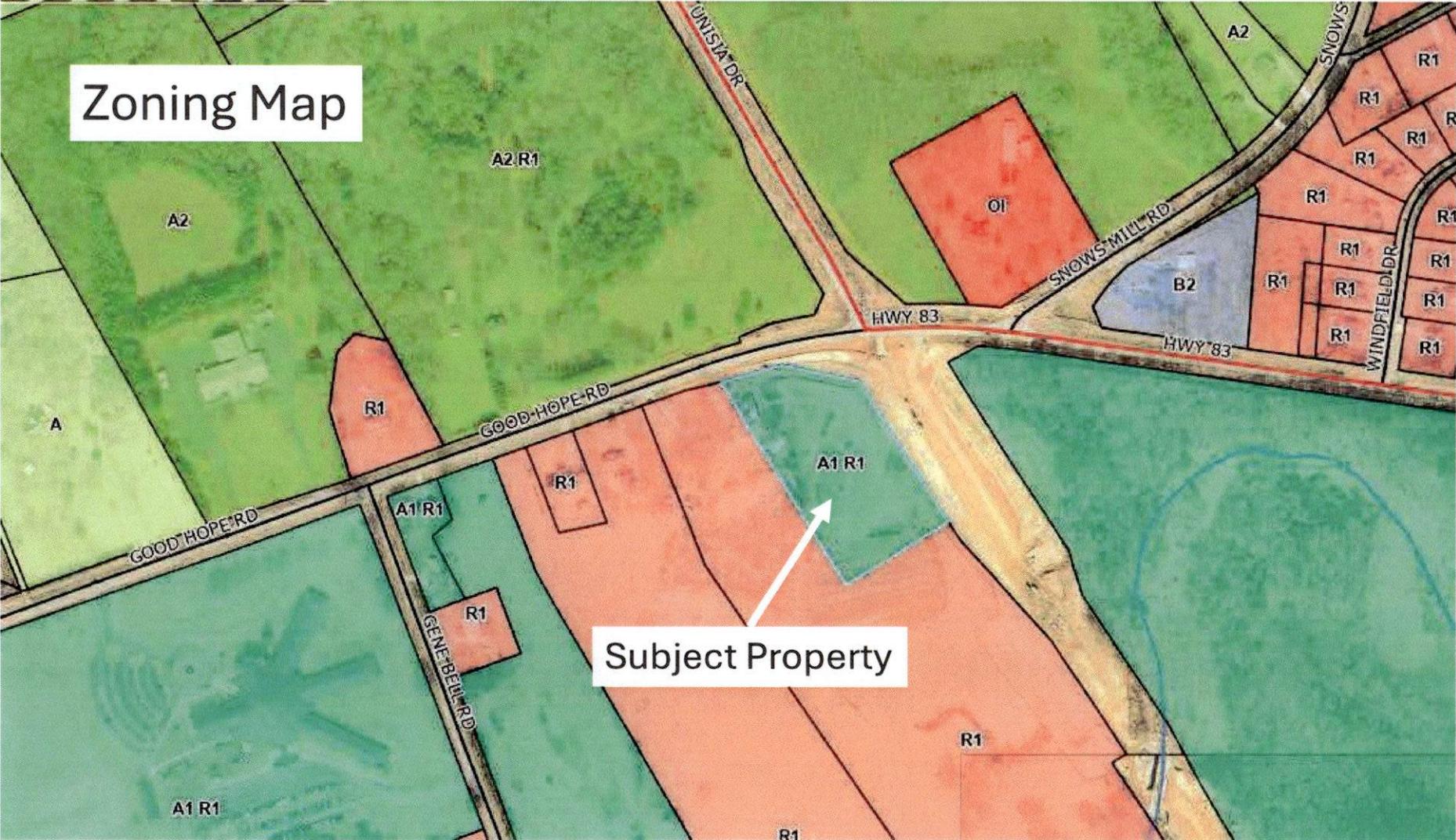
Andrea Gray
Applicant's Representative



REQUEST FOR REZONING 5 ACRES FROM R1/A1 TO B3 FOR A GASOLINE STATION AND CONVENIENCE STORE WITH A RESTAURANT AND OTHER RETAIL SPACE

- APPLICANT: NIKHIL AGARWAL
- PROPERTY: 5 ACRES AT HWY 83 AND BYPASS
- TAX PARCEL C1660104
- AGENT: ANDREA P. GRAY, LLC

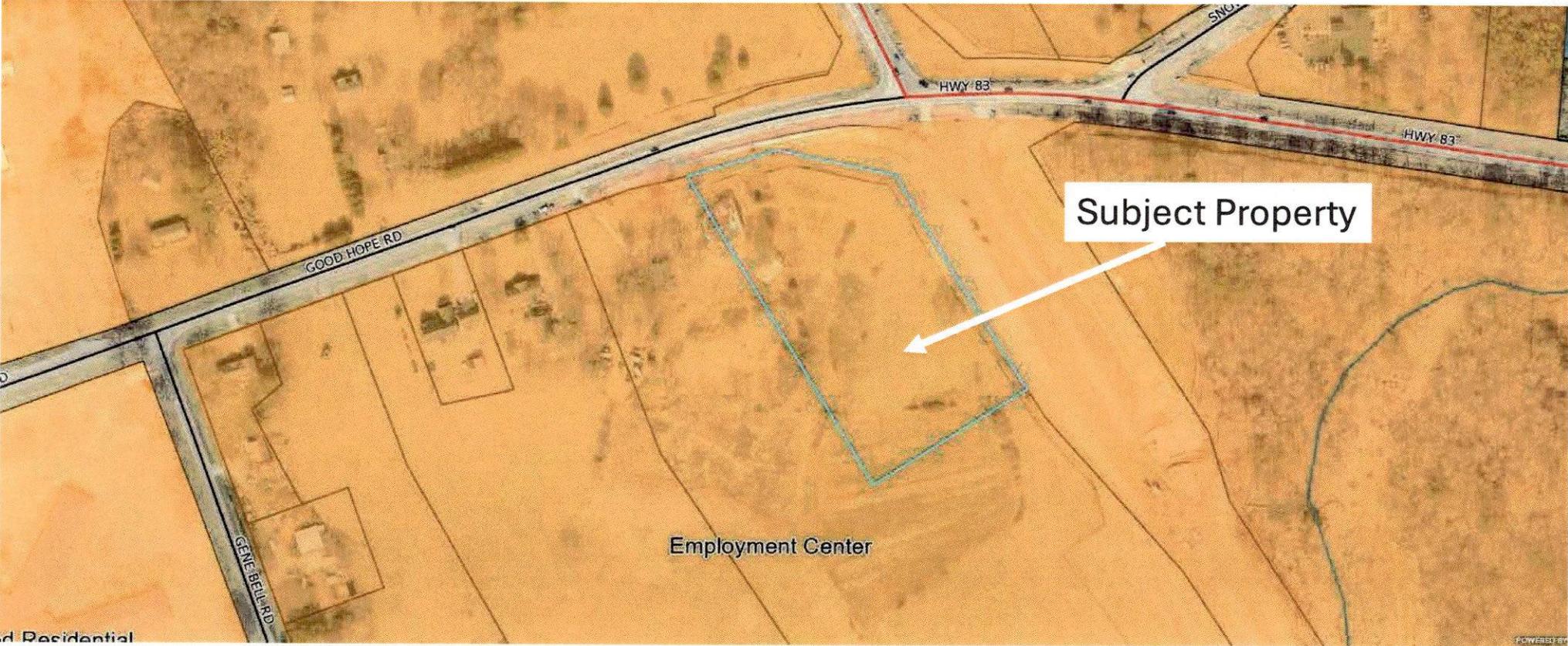




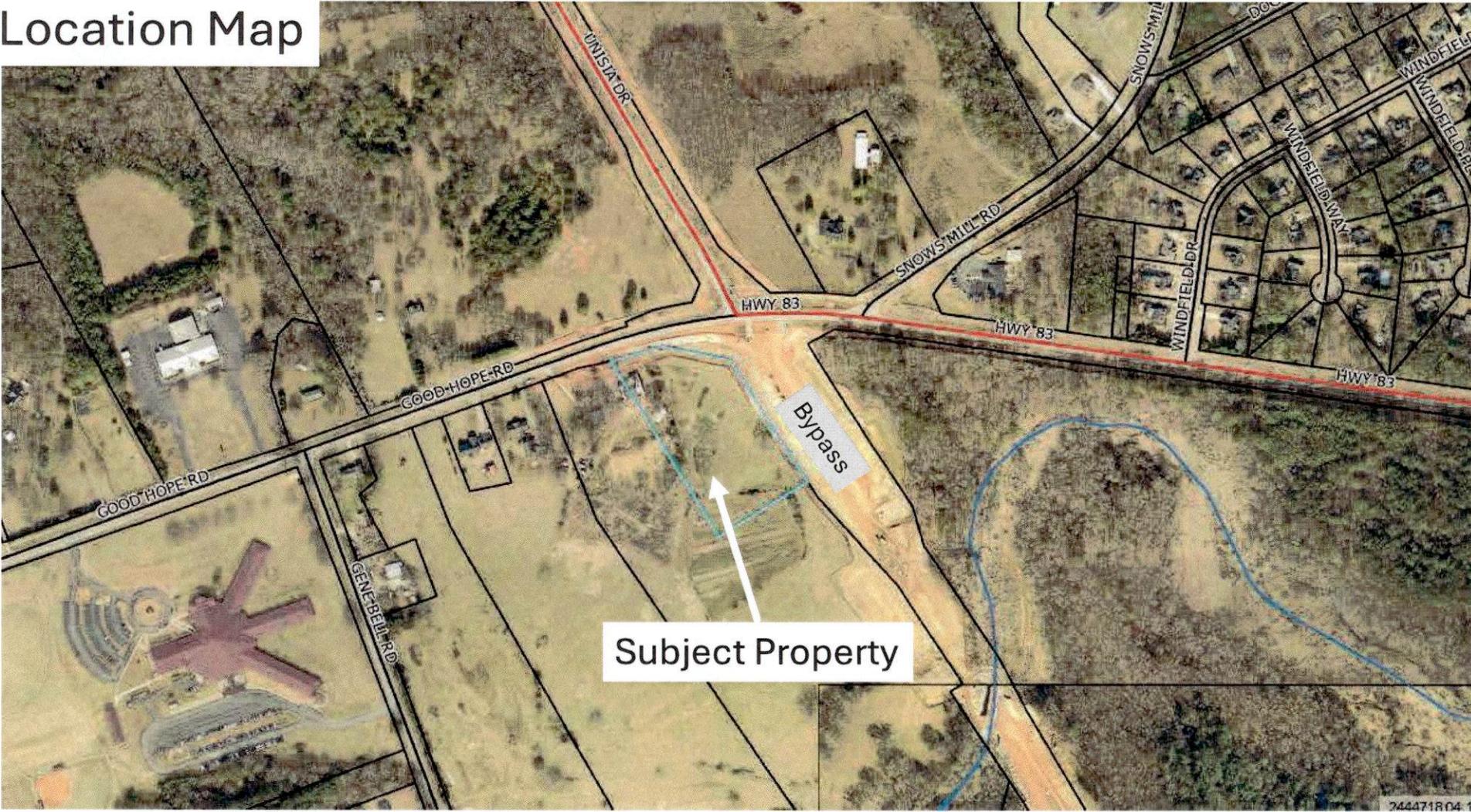
Zoning Map

Subject Property

Character Area Map



Location Map





Andrea P. Gray LLC

Attorney at Law

January 5, 2026

Notice of Preservation of Constitutional Objections

Re: Applicant: Nikhil Agarwal
 Owners: Kevin Little, James Little, Kaye Hannay
 Property: Good Hope Road, Monroe GA 30655
 Tax Parcel: C1660104
 Request: Rezone property from A1/R1 to B3 for a gasoline station and convenience store with a restaurant and other retail space

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.

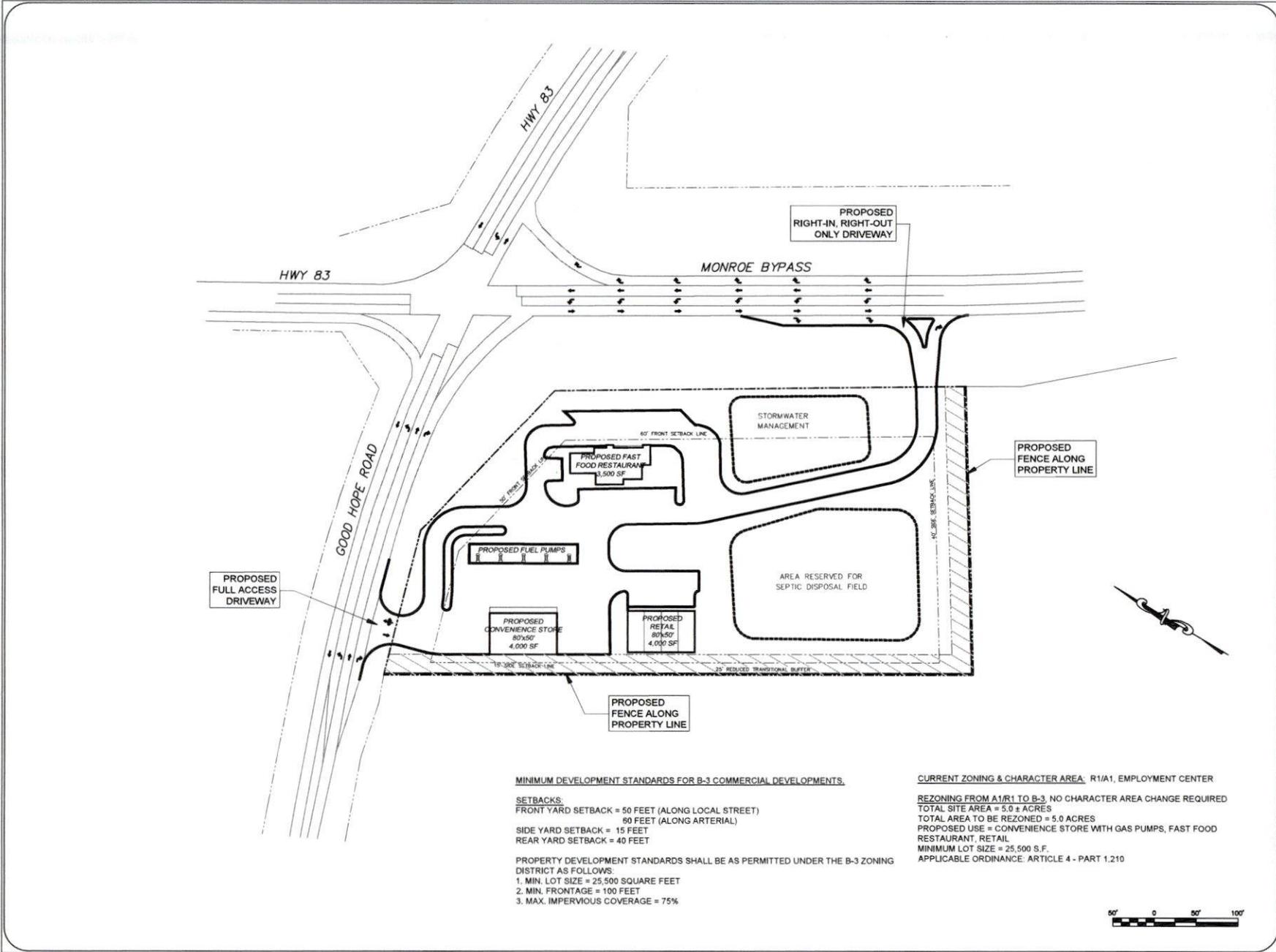
A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus 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 www.andreapgray.com



MINIMUM DEVELOPMENT STANDARDS FOR B-3 COMMERCIAL DEVELOPMENTS.

SETBACKS:
 FRONT YARD SETBACK = 50 FEET (ALONG LOCAL STREET)
 60 FEET (ALONG ARTERIAL)
 SIDE YARD SETBACK = 15 FEET
 REAR YARD SETBACK = 40 FEET

PROPERTY DEVELOPMENT STANDARDS SHALL BE AS PERMITTED UNDER THE B-3 ZONING DISTRICT AS FOLLOWS
 1. MIN. LOT SIZE = 25,500 SQUARE FEET
 2. MIN. FRONTAGE = 100 FEET
 3. MAX. IMPERVIOUS COVERAGE = 75%

CURRENT ZONING & CHARACTER AREA: R1/A1, EMPLOYMENT CENTER

REZONING FROM A1/R1 TO B-3. NO CHARACTER AREA CHANGE REQUIRED
 TOTAL SITE AREA = 5.0 ± ACRES
 TOTAL AREA TO BE REZONED = 5.0 ACRES
 PROPOSED USE = CONVENIENCE STORE WITH GAS PUMPS, FAST FOOD RESTAURANT, RETAIL
 MINIMUM LOT SIZE = 25,500 S.F.
 APPLICABLE ORDINANCE: ARTICLE 4 - PART 1.210

ATG CIVIL
 2475 Buckner Hill Rd. | Phone: 404-213-7300
 Loganville, GA 30052 | Email: atg@atgcivil.com
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REZONE PLAN

NIKHIL AGARWAL
 452 CLEARWATER WAY
 MONROE, GA 30655

5.0 ACRES (TOTAL)
 PARCEL IDS:
 C1660104 [5.0 AC]

LAND LOTS 106
 MONROE BYPASS AT
 GOOD HOPE ROAD
 MONROE, GEORGIA

10-29-2025
 SCALE: 1" = 50'

OWNER
 HANNAY KAYE LITTLE
 JAMES KEITH LITTLE
 KEVIN WAYNE LITTLE
 1190 GOOD HOPE ROAD
 MONROE, GA 30655

APPLICANT
 NIKHIL AGARWAL
 452 CLEARWATER WAY
 MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT
 NIKHIL AGARWAL
 650-431-9377

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

JOB: MONROE BYPASS COMMERCIAL
SHEET RZ

February 10, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, February 10, 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 Shelnut, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Finance Director Jennifer Wall, Stormwater Manager Tyler Pannell, Sheriff’s Business Manager Kim McCord and Attorney Chris Atkinson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

PRESENTATIONS

County Manager John Ward recognized Eugene Evans for his retirement from the Sheriff’s Office, Jail Division.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:04 p.m. and led the Pledge of Allegiance. Commissioner Shelnut gave the invocation.

ADOPTION OF AGENDA

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

OLD BUSINESS

Peyton Woods Subdivision - Detention Pond HOA Plan

Motion: *Commissioner Warren made a motion to accept the plan for repairs from the HOA. Commissioner Dixon seconded the motion and all district commissioners voted in favor.*

DISCUSSION

County Manager's Report/Update

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

PLANNING & DEVELOPMENT

Planning Director Kristi Parr presented the Planning Commission recommendations.

Z25-0373 - Rezone 1.0 acre from a 25.05 acre tract from A1 to R1 to create a buildable lot - Applicant: Huston & Hunter Morris/Owner: Paschal Myers - Property located at 5100 Kent Rock Road & Center Hill Church Road - Map/Parcel C0290094 - District 3

Planning Commission recommended approval as submitted.

Attorney Chris Atkinson opened the public hearing on the matter. Applicant Hunter Morris spoke in favor, stating the request for rezone is to create a buildable lot and they had no plans for commercial use. There was no opposition present. Attorney Atkinson closed the public hearing on the matter.

Motion: *Commissioner Shelnutt made a motion to approve the rezone. Commissioner Warren seconded the motion and all district commissioners voted in favor.*

Z25-0374 - Rezone 4.78 acres from A1 to A for a commercial kennel with customer contact and Variance on the right side setback from the required 100 ft. from the property line to 88.25 ft. and also a Variance on less than the required 500 ft. from a residential district to 292.6 ft. on the right side and 375.7 ft. on the left side - Applicant: Raymond Spinelli/Owners: Raymond & Tammy Spinelli - Property located at 4350 Jacks Creek Road - Map/Parcel C1790024 - District 4

Planning Commission recommended denial.

Attorney Chris Atkinson opened the public hearing on the matter. There was no one to speak in favor of the rezone and variance. Chris Folgman, Alex Marshall, Catherine Marshall and Josh Stewart spoke in opposition stating their concerns. Attorney Atkinson closed the public hearing.

Motion: *Commissioner Bradford made a motion to accept the recommendation from the Planning Commission and deny the rezone and variance. Commissioner Adams seconded the motion. All district commissioners voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of January 6, 2026 Meeting Minutes
- 2. Contracts & Budgeted Purchases of \$25,000 or Greater
- 3. Declaration of Surplus
- 4. Agreement/Proposal - Novo Solutions - Public Works Software
- 5. MOU - Partial Funding of the Northern Loop of Monroe Bypass
- 6. Purchase and Sales Agreement - First, Second and Third Amendment Anglin Road
- 7. Ford Leasing Documents for Previously Approved SO Vehicle Leasing Program/Authorize Co. Manager to Sign Invoice and Delivery Documents as Required
- 8. Fiscal Agent Designation – Partnership for Families, Children and Youth
- 9. Settlement Agreement and Release, Change Orders Related to COP #15 and #22 - Lose Design - Walnut Grove Park

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

FINANCE

Finance Director Jennifer Wall presented financial matters to the Board.

Resolution - FY26 Budget Amendments

Motion: *Commissioner Warren made a motion, seconded by Commissioner Myers, to adopt the resolution for FY26 Budget Amendments. All district commissioners voted in favor.*

Resolution - Project Length Budget - Meridian Pickleball Courts and FY26 Budget Amendment

Finance Director Jennifer Wall stated that the City of Loganville would be donating \$200,000 toward the project cost for the Meridian Pickleball Courts. The other costs are to be covered by SPLOST IV funds.

Motion: *Commissioner Shelnutt made a motion to adopt the resolution. Commissioner Warren seconded the motion; all district commissioners voted in favor.*

SHERIFF

Budget Amendment Request to Replace (2) Vehicles

Sheriff's Business Manager Kim McCord presented a request for a budget amendment to replace two wrecked vehicles which included the cost of equipment. After insurance reimbursement, the total cost to replace the vehicles and equipment would be \$130,288.67.

Motion: *Commissioner Bradford made a motion to approve the request. Commissioner Dixon seconded the motion. All district commissioners voted in favor.*

Agreement - Pinnacle Towers, LLC - Second Amendment to License Agreement (Whitney Rd)

Motion: *Commissioner Adams made a motion, seconded by Commissioner Myers, to approve the Second Amendment to the License Agreement with Pinnacle Towers, LLC for the tower on Whitney Road. All district commissioners voted in favor.*

CONTRACTS

GDOT Traffic Signal - SR83 @ SR83 Connector (maintaining power to signal)

Motion: *Commissioner Dixon made a motion to approve the contract with GDOT for maintaining power to the traffic signal on SR83 @ SR 83 Connector. Commissioner Shelnutt seconded the motion and all district commissioners voted in favor.*

PARKS & RECREATION

Additions/Updates to Parks and & Recreation Fee Schedule

Motion: *Commissioner Shelnutt made a motion, seconded by Commissioner Adams to approve the additions and updates to the fee schedule. All district commissioners voted in favor.*

APPOINTMENTS

Walton County Board of Appeals

Walton County Water & Sewer Authority

***Motion:** Commissioner Adams made a motion, due to the resignation of Chris Lammy, to appoint Josh Parker to the Board of Appeals and to appoint Laurie Hawks to fill Josh Parker’s seat on the Walton County Water & Sewer Authority. Commissioner Bradford seconded the motion and all district commissioners voted in favor.*

Walton Co. DFCS Board

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Adams to appoint Jennifer Chatham to the Walton County DFACS Board. All district commissioners voted in favor.*

ANNOUNCEMENTS

Chairman Thompson announced he had received official notification at 9:30 this morning from the Department of Homeland Security verifying the purchase of a warehouse in Social Circle for an ICE Facility.

ADJOURNMENT

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Myers, to adjourn the meeting. The motion carried and the meeting was adjourned at 6:49 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

March 3, 2026

Department	Fund	Description	Payee	Amount
Budget Year FY26				
	100	Premium for Mar 2026- For the Record	One America	\$ 45,257.91
	Various	Replenish Funds In Workers Comp- For the Record	Walton Co BOC	\$ 37,232.00
Facilities				
	1565 100	Government Building HVAC Equipment	Daikin Comfort Technologies	\$ 44,700.00
Jail				
	3325 100	Engineering Services Dec 25 PSC- For the Record	McCarthy Barnsley II	\$ 3,747,508.56
	3325 100	Inmate Medical Jan 26	MedTrust LLC	\$ 459,053.40
	3325 100	Inmate Meals	Summit Food Service, LLC	\$ 146,501.54
	3325 100	Mar 26 Allocation: Complex Maintenance	TKC Management Services	\$ 79,019.00
	3325 100	Housed Out Inmates-Nov 25	Washington County Board of Commissioners	\$ 36,595.00
Splost 13				
	3325.13 322	Engineering Services Dec 25 PSC- For the Record	McCarthy Barnsley II	\$ 590,450.70
Jail Splost 2019				
	3325.19 323	WC Public Access Road	Precision Planning Inc	\$ 350.00
WC Forfeited Federal Drug				
	3335 214	Firearms and Assessories	Amchar Wholesale, Inc	\$ 31,492.05
	3335 214	Pepper Ball Items/ Equipment	Pepper Ball	\$ 29,657.00
Water				
	4446 507	Water and Testing - For the Record	Cornish Creek Water Fund	\$ 191,849.00
Parks & Rec				
	6220 100	Felker & Meridian HVAC Equipment	Daikin Comfort Technologies	\$ 73,000.00
Parks & Rec Splost 2019				
	6220.19 323	The Grove Park Construction Admin-WCBOC Engineering Jan 26	Precision Planning Inc	\$ 2,350.76

Department	Fund	Description	Payee	Amount
American Rescue Fund				
	257	Professional Engineer Dec 25-For the Record	Archer Western Contruction	\$ 3,279,014.17
	257	Water Treatment Facility Dec 25-For the Record	Atkinson Ferguson LLC	\$ 2,510.00
	257	Right Away Appraisal Services Phase 1 and 2 WTP-For the Record	BM&K Inc	\$ 3,255.00
	257	Right Away Appraisal Services Phase 1 and 2 WTP-For the Record	BM&K Inc	\$ 4,350.00
	257	Professional Engineer Jan 26-For the Record	Engineering Strategies Inc	\$ 3,333.00
	257	Professional Engineering Dec 25-For the Record	Jacobs Engineering	\$ 2,286,829.19
	257	HLC Management-WTF-For the Record	Precision Planning Inc	\$ 32,073.20
Hard Labor Creek				
	4405	508 Daily Monitoring of Traps & Removal of Animals Jan 26-For the Record	Alan D Barton	\$ 2,362.50
	4405	508 HLC O&M-For the Record	Precision Planning Inc.	\$ 5,588.38
		508 Apalachee River Intake-WTF-For the Record	Precision Planning Inc.	\$ 2,475.00
				\$11,136,807.36

Walton County Department Agenda Request

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

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **March 3, 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. Donate gym equipment to Monroe Area High School.**

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 3rd day of March, 2026

QTY	Dept. or ID #	DESCRIPTION (make/model/year if Applicable)	SERIAL / V.I.N. (if applicable)
1	Facilities	Ice Machine Model C0330SA-IC	13041320017148
1	Facilities	Ice Machine Model UD014A-161B	310303719
1	Facilities	Ice Machine Model SD0302A	110505420
1	Facilities	Ice Machine Model ID0322A-161	1120057129
1	Facilities	Ice Machine Model QD0602A	020465536
1	Facilities	Ice Machine Model C0530SA-1D	15011320010496
1	Facilities	Ice Machine Model UD0190A-161B	310261479
1	Parks & Rec Planning &	Desk	
1	Development Planning &	Gray 5 Sided Desk	
1	Development	Gray Desktop Cabinet	
2	Finance	Desk	
1	Finance	File Cabinet W/ Lock	
1	Finance	Black Table	
3	District Attorney	Rolling Desk Chairs	
1	District Attorney	Desk Guest Chari (broken)	
1	Sheriff's Office	Milner Copier	A9HK01103832
88	Sheriff's Office	Gym Weight Plates	
3	Sheriff's Office	Weight Plate Rack	
1	Sheriff's Office	Black Squat Rack	
1	Sheriff's Office	Trotter Seated Row Machine	
1	Sheriff's Office	Icarian Bicep Curl Machine	
1	Sheriff's Office	White Leg Press	
1	Sheriff's Office	Leg Extension Machine	
1	Sheriff's Office	Leg Curl Machine	



OWNER CHANGE ORDER

Item 7.4.

O.C.O. # 020

DATE: October, 24 2025

PROJECT NAME: Walton County PSC

PROJECT NO.: 093001.000

Walton County

To: Board of Commision - Attn Donna Hawk111
South Broad St
Monroe, Georgia 30655

The Contract for the above-referenced project ("Contract") is hereby revised by the following items:

TITLE:

PCCO 020 - Housing Dayroom AV Scope

NOTES:

Housing AV scope confirmations and Owner Functionality Day 2 items

<u>PCI</u>	<u>Description</u>	<u>Amount</u>
00546	Day 2 Items	74,906.00

The Original Contract Value was:	857,206.89
Sum of changes by prior Change Orders:	135,867,811.14
The Contract Value prior to this Change Order was:	136,725,018.03
The Contract Value will be changed by this Change Order in the amount of:	74,906.00
The new Contract Value including this Change Order will be:	136,799,924.03
The Contract duration will be changed by:	0 Days
The revised Substantial Completion date as of this Change Order is:	August 12, 2025

Except as modified by this Change Order, all terms and conditions of the Contract, as amended, remain in full force and effect.

McCarthy Barnsley II, A JV
12851 Manchester Rd.
St. Louis, MO 63131

Walton County
Board of Commision - Attn Donna Hawk111
South Broad St
Monroe, Georgia 30655

[Handwritten Signature] 2/2/2026

Sean R. Wright

Digitally signed by Sean R. Wright
DN: C=US, E=wright@cps-atlanta.com,
OU=Comprehensive Program Services,
OU=Program Manager, CN=Sean R. Wright
Date: 2026.01.29 10:54:43-0500

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



OCO# 020

PCI #	Cost Code	Description	Type	Amount
00546	27000.1000.00.00	Communications - Total Housing AV scope	Subcontracts	\$72,680.00
00546	01700.1730.00.00	CDI	Material	\$600.00
00546	27000.1000.00.00	Communications - Original Housing AV Scope	Subcontracts	\$-21,009.90
00546	01700.1730.00.00	Bond	Material	\$550.00
00546	01800.1810.00.00	Insurance	Material	\$1,340.00
00546	01900.0910.00.00	Fee	Fee	\$3,900.00
00546	27000.1000.00.00	Communications - Added data drops	Subcontracts	\$5,350.00
00546	26000.1000.00.00	Electrical SC - Mezz dimming lights	Subcontracts	\$11,578.00
00546	22000.1000.00.00	Plumbing SC - padded cell drain grates	Subcontracts	\$2,379.00
00546	31000.4000.00.00	Mucking Dent Pond	Allowances	\$-4,376.10
00546	09650.1000.00.00	Resilient Floor SC - Coroner Window Shade	Subcontracts	\$880.00
00546	01450.0120.00.00	Building Cleanup	Subcontracts	\$6,035.00
00546	03000.4000.00.00	Scanning & Coring	Allowances	\$-5,000.00

Grand Total: \$74,906.00

Walton County Public Safety Complex Allowance Log							
10/27/2025							
Cat. No.	Cat. Name	Allowance No.	Original Value	Current Value	Description	Notes	PCCO 020 RFI #586 - AV Changes
03000.2000.00.00	Foundation Over Excavation	1	\$ 75,000.00	\$ -			
31000.2000.00.00	Building Pad & Paving Over Excavation	2	\$ 65,000.00	\$ -			
31000.3000.00.00	Rock Excavation	3	\$ 25,000.00	\$ -			Pending
31000.4000.00.00	Detention Pond De-Mucking	4	\$ 20,000.00	\$ -			\$ 4,376.10
03000.4000.00.00	Concrete Scanning & Coring	5	\$ 5,000.00	\$ -			\$ 5,000.00
01900.0956.00.00	Contingency		\$ 3,364,895.00	\$ -			\$ 120.88
SUBTOTALS			\$ 3,554,895.00	\$ -			\$ 9,376.10



AUDIO VISUAL SYSTEM PROPOSAL

CUSTOMER

Walton Co Public Safety

Monroe, , GA

PROJECT

Walton County Public
Safety Housing

Monroe, , GA 30655

VENDOR

Basesix
2053 Franklin Way
Marietta, GA 30067
Brian Atwell - 678-662-3901 -
batwell@basesix.com

This proposal is based on specifications, drawings and addendums dated: 12/18/2023
Specifications: 0

Drawings: 3.T2.4/5/6

Addendums: 0

Basesix is pleased to provide this audiovisual systems proposal for Walton Co Public Safety:

Dayroom Display System (Quantity: 1)

This proposal includes video distribution hardware for the dayroom displays as well as [2] multipurpose room displays. The system will utilize matrix routing via AV over IP endpoints on an isolated video-only network. A network switch will be installed in each of [2] IDF locations, as well as a switch at the control tower "head end" location. Fiberoptic uplink will be pulled from the central switch to the IDF switches. A total of [4] Roku players will be provided and installed, as well as a PC, at the head end to feed the system. A decoder will be installed at each display location to provide video input to the display. Any of the sources may be routed to any of the displays. Control of source routing and display power will be provided via Crestron X Panel software installed on a second PC dedicated for system control. [2] desktop monitors will be provided, with [1] to preview the Roku players and the content PC, and the other to display the control user interface. Head end equipment will be installed in a small equipment rack at the control tower.

******Power, display backing and cable pathways shall be provided and installed by others prior to installation of AV systems***

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY.	UNIT PRICE	EXT PRICE
Dayroom Display System (Quantity: 1)					
Ultra	Roku	Roku Ultra Streaming Media Player	4	111.25	445.00
30K5002AUS	Lenovo	ThinkStation P3 Tiny Gen 2 (Intel) Workstation	2	1,412.50	2,825.00
DM-NVX-D20	Crestron	DM NVX® 4K60 4:2:0 Network AV Decoder	29	618.75	17,943.75
DM-NVX-E20	Crestron	DM NVX® 4K60 4:2:0 Network AV Encoder	5	618.75	3,093.75
XPANEL	Crestron	Crestron Control for Computers	1	-	-
22SM3G-B	LG	22" 1920 x 1080 FHD LED Backlit LCD Large Format Monitor	2	502.50	1,005.00
GSM4230PX-100NAS	NETGEAR	M4250-26G4XF-POE+ MNGD SWITCH PERP	1	1,618.00	1,618.00
GSM4248PX-100NAS	NETGEAR	M4250-40G8XF-POE+ MNGD SWITCH PERP	2	2,603.69	5,207.38
AXM764-10000S	NETGEAR	PROSAFE 10GBASE-SR SFP+ LC GBICCPNT	4	298.05	1,192.20
Fiber	Basesix	Fiber Uplink Between Network Switches	1	6,250.00	6,250.00
PDX-915R	MIDDLE ATLANTIC	15A 9 OUT MULTI-STAGE SURGE W/CTRL	1	268.13	268.13
BRK16-22	MIDDLE ATLANTIC	16SP(28)RACK,22 DEEP	1	299.38	299.38
HW100	MIDDLE ATLANTIC	100PC 10-32 SCREW W/CAPT.	1	36.25	36.25
RK-RR16	MIDDLE ATLANTIC	16SP(28")RAIL KIT RK/BRK	1	45.00	45.00
U1V	MIDDLE ATLANTIC	1SP VENTED UTILITY SHELF	4	50.63	202.52
EB1	MIDDLE ATLANTIC	1SP FLANGED ECONO BLANK	8	11.25	90.00
Per Room Type Pricing			QTY	Price	EXT Price
Dayroom Display System (Quantity: 1)			1	72,680.00	72,680.00

ESTIMATE	
Equipment Subtotal	41,208.86
Installation Materials, Bulk Cable, Connectors, Hardware	2,834.29
Freight	1,892.68
Professional Services (Including Drawings, Engineering, Installation, Custom Programming, Commissioning, Training and Project Management)	23,528.65
Expenses (Per Diem, Travel & Rentals)	-
Warranty	-
Subtotal	69,464.49
Sales Tax	3,215.51
Tariff Surcharge	-
Total	72,680.00
Bonding	-

Terms & Conditions (2018)

- 1. **Prices and Payment** - The total price for the Equipment and Services shall be stated in the applicable Order. Expedited Orders may involve additional charges. Unless otherwise stated in the applicable Order, Customer's payment for cash or leased transactions is invoiced and due as follows: (a) Maintenance Service - monthly in advance, (b) Equipment Only Orders - 20% of the Total Equipment Price with Order, remainder at Equipment delivery, (c) Equipment and Installation Services - 10% of the total with the execution of the order, progress payments throughout the implementation of the order, 10% retainage held until completion of the order. Maintenance and Monitoring Services are invoiced and payable in advance (unless stated otherwise in the Order) beginning at Implementation at Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Customer shall pay the amounts agreed to and invoiced by Basesix, LLC. within thirty (30) days of receipt of invoice. The amounts listed in the Order are exclusive of, and Customer shall pay, all related delivery costs. If shipping charges are shown on an Order, they are an estimate only and shipping charges invoiced may vary from the estimate shown on the Order. In the event of a dispute between Customer and Basesix, LLC. as to the correctness of items appearing on Basesix's invoice, Customer may withhold payment of the disputed items only.
- 2. **Tariffs** - The Prices within this Proposal Do Not Include any Provisions for Tariffs or Surcharges. If Tariffs or Surcharges are implemented by any of Basesix's Suppliers or Vendors, Basesix will adjust our Pricing Accordingly.
- 3. **Taxes** - All charges are exclusive of applicable federal, state or local taxes and fees. Basesix, LLC. may invoice and Customer agrees to pay to Basesix, LLC. amounts equal to any taxes resulting from this Agreement or any activities hereunder, exclusive of taxes on Basesix, LLC.'s net income. Customer will be responsible for any ad valorem, property, or other taxes assessable on Equipment on or after delivery to the installation site.
- 4. **Risk of Loss or Damage** - All risk of loss or damage shall pass to Customer as to each item of Equipment on the date of delivery.
- 5. **Changes in Customer Orders** - Changes to an Order may only be made following agreement of Customer and Basesix, LLC. to the change. If Customer and Basesix, LLC. agree to minor changes in the Equipment or Services prior to Implementation, then Customer shall be charged or credited for the changed items. Appropriate documentation may be required so that additions or deletions may be recorded, and charges or credits issued. The Customer's ability to delete items from an Order or to return Equipment is subject to Basesix, LLC.'s ability to return the Equipment to the manufacturer. Reasonable restocking, shipping and handling charges may be assessed with respect to any items deleted or returned.
- 6. **Limited Warranties** - Basesix, LLC. warrants that at Implementation, and for the duration of the warranty period referred to below, each item of Equipment, will function substantially in accordance with the manufacturer's published specifications, provided it is not damaged as set forth in Section 6 and is used according to standard operating instructions issued by the manufacturer or Basesix, LLC.. Unless otherwise stated in the Order, the warranty period for Equipment installed by Basesix, LLC. is twelve (12) months from Implementation. In addition, (a) the warranty period for Equipment moves, additions and changes shall be the greater of ninety (90) days or the remainder of the current annual service period of the system to which the Equipment is being added; (b) if Equipment is purchased without Basesix, LLC. installation ("Drop Ship"). Basesix, LLC. will provide Depot Warranty Service for a period of ninety (90) days from the shipment date unless otherwise stated in the Order; and (c) CERTAIN MISCELLANEOUS EQUIPMENT IS SOLD "AS IS" AND WILL CARRY NO EXPRESS OR IMPLIED WARRANTY WHATSOEVER FROM BASESIX, LLC. Any warranty service for "As Is" Equipment will be provided directly by the manufacturer of such Equipment. Such Equipment shall be clearly indicated on the applicable Order as Manufacturer's Direct Warranty Service ("MDWS"). The warranty period will not be enlarged by Basesix, LLC.'s repair or replacement thereof.
- 7. **Warranty and Maintenance Service Exclusions** - Basesix, LLC. shall respond to any service call requested by Customer; however, Customer acknowledges that Warranty and Maintenance Services do not cover damages to or failure of the Equipment or increases in service time resulting from causes other than defects in or the normal wear and tear of the Equipment including, but not limited to, misuse or negligent operation of the Equipment, accident, theft, unexplained loss, lightning, electrical power surge, fire, flood, wind, acts of God, war, terrorism, virus, failure of Customer to maintain a proper operating environment, or repair, relocation, damage or alteration of the Equipment by anyone other than Basesix, LLC. or its designated agents. Warranty and Maintenance Services do not cover any Customer provided cable or equipment unless stated on the Order. Any site visits or repairs necessitated by any of these excepted causes made by Basesix, LLC. shall be at the sole expense of Customer, and Customer agrees to bear the cost of all labor and materials at Basesix System's then current rates.
- 8. **Default by Customer** - Upon any default by Customer under this Agreement, including the refusal to accept conforming Equipment or Services, Basesix, LLC. may exercise all remedies to which Basesix, LLC. may be entitled at law or in equity, including specific performance. Additionally, Basesix, LLC. may declare all sums due or to become due hereunder immediately due and payable, and Basesix, LLC. shall be entitled to recover all collection costs incurred, including legal interest. In addition, for payments not received within thirty (30) days of the invoice date, a late fee not exceeding the lower of two percent (2%) per month or the maximum rate allowed by law shall be assessed on any past due invoice balance. Basesix, LLC. shall not be obligated to perform Services hereunder if Customer is in default of any of its obligations under this Agreement for any Order. Upon Customer default, Basesix, LLC. may suspend or cancel any outstanding, unfulfilled Orders without in any way affecting its rights under this Agreement. If Basesix, LLC. elects to continue performing under any Order, Basesix, LLC.'s actions shall not constitute a waiver of any default by Customer
- 9. **Contingencies** - Basesix, LLC. shall be excused from performance and shall not be liable for any delay or damage caused, in whole or in part, by any occurrence beyond the reasonable control either of Basesix, LLC. or of its subcontractors or suppliers. Such contingencies include, without limitation, war, civil disobedience, delay in transportation, failure by suppliers to deliver Equipment, governmental action, terrorism, acts of any third party, labor dispute, accident, fire, explosion, flood, severe weather or other acts of God, power failure, shortage of labor or materials, or discovery of asbestos or other hazardous substance.
- 10. **Reasonable Access - Accuracy** - Customer will designate in writing to Basesix, LLC. a Customer Project Manager responsible for all communications between Basesix, LLC. and Customer in connection with the Services. To ensure the timely and accurate provision of Services, Customer will be required from time to time to provide access to Customer locations, information and staff resources during Basesix, LLC.'s regular business hours. If pre-scheduling is required to be on-site to perform Services, Customer will inform the Basesix, LLC. Project Manager prior to the scheduled performance date. Scheduled Service that is unable to be performed due to Customer's constraints will result in additional charges if a delay or re-dispatch of Basesix, LLC. personnel is required. Should such access to locations, Customer personnel and information not be provided, Customer is responsible for any resulting Service delays or added costs. The accuracy of information regarding the various internal requirements of the Service is solely Customer's responsibility.

Customer acknowledges that Customer has read and understands this Agreement and agrees to be bound by its terms and conditions. This Agreement, and any Orders, constitute the complete and exclusive statement of the agreement between the parties, superseding all proposals, representations, and/or prior agreements, oral or written, between the parties relating to the subject matter of the Agreement. Acceptance of any Order by Basesix, LLC. is subject to Basesix, LLC. credit and other approvals. This Agreement is not binding upon Basesix, LLC. until executed by an authorized employee, partner, or agent of Customer and Basesix, LLC. The undersigned warrant and represent that they have the authority to bind Customer and Basesix, LLC. to this Agreement. This Agreement may not be modified, amended, or superseded other than by a written instrument executed by both parties.

Customer Walton County BOC
 Address 115 Broad St
 City, State, & Zip Monroe, GA

By:(Signature) [Signature]
 Printed Name & Title John A. White



By:(Signature) _____
 Printed Name & Title _____



AUDIO VISUAL SYSTEM PROPOSAL

CUSTOMER

Walton Co Public Safety

Monroe, , GA

PROJECT

Walton County Public
Safety Housing

Monroe, , GA 30655

VENDOR

Basesix
2053 Franklin Way
Marietta, GA 30067
Brian Atwell - 678-662-3901 -
batwell@basesix.com

This proposal is based on specifications, drawings and addendums dated: 12/18/2023
Specifications: 0

Drawings: 3.T2.4/5/6

Addendums: 0

Basesix is pleased to provide this audiovisual systems proposal for Walton Co Public Safety:

Dayroom Display System (Quantity: 1)

This proposal includes video distribution hardware for the dayroom displays, including autoswitcher in each control tower to switch between a Roku streaming media player (included) and a customer provided PC, as well as an HDMI encoder at each control tower and an HDMI decoder at each display location.

*****Power, display backing and cable pathways shall be provided and installed by others prior to installation of AV systems**

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
Dayroom Display System (Quantity: 1)					
Ultra	Roku	Roku Ultra Streaming Media Player	5	111.25	556.25
PC	OFE	OFE PC	5	-	-
DM-NVX-D20	Crestron	DM NVX® 4K60 4:2:0 Network AV Decoder	23	618.75	14,231.25
DM-NVX-E20	Crestron	DM NVX® 4K60 4:2:0 Network AV Encoder	5	618.75	3,093.75
HD-MD4X1-4KZ-E	Crestron	4x1 4K60 4:4:4 HDR AV Switcher	5	550.00	2,750.00
Per Room Type Pricing			QTY	Price	EXT Price
Dayroom Display System (Quantity: 1)			1	30,386.00	30,386.00

ESTIMATE	
Equipment Subtotal	20,631.25
Installation Materials, Bulk Cable, Connectors, Hardware	-
Freight	947.57
Professional Services (Including Drawings, Engineering, Installation, Custom Programming, Commissioning, Training and Project Management)	7,296.66
Expenses (Per Diem, Travel & Rentals)	-
Warranty	-
Subtotal	28,875.48
Sales Tax	1,510.52
Tariff Surcharge	-
Total	30,386.00
Bonding	-

Terms & Conditions (2018)

- 1. **Prices and Payment** - The total price for the Equipment and Services shall be stated in the applicable Order. Expedited Orders may involve additional charges. Unless otherwise stated in the applicable Order, Customer's payment for cash or leased transactions is invoiced and due as follows: (a) Maintenance Service - monthly in advance, (b) Equipment Only Orders - 20% of the Total Equipment Price with Order, remainder at Equipment delivery, (c) Equipment and Installation Services - 10% of the total with the execution of the order, progress payments throughout the implementation of the order, 10% retainage held until completion of the order. Maintenance and Monitoring Services are invoiced and payable in advance (unless stated otherwise in the Order) beginning at Implementation at Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Customer shall pay the amounts agreed to and invoiced by Basesix, LLC. within thirty (30) days of receipt of invoice. The amounts listed in the Order are exclusive of, and Customer shall pay, all related delivery costs. If shipping charges are shown on an Order, they are an estimate only and shipping charges invoiced may vary from the estimate shown on the Order. In the event of a dispute between Customer and Basesix, LLC. as to the correctness of items appearing on Basesix's invoice, Customer may withhold payment of the disputed items only.
- 2. **Tariffs** - The Prices within this Proposal Do Not Include any Provisions for Tariffs or Surcharges. If Tariffs or Surcharges are implemented by any of Basesix's Suppliers or Vendors, Basesix will adjust our Pricing Accordingly.
- 3. **Taxes** - All charges are exclusive of applicable federal, state or local taxes and fees. Basesix, LLC. may invoice and Customer agrees to pay to Basesix, LLC. amounts equal to any taxes resulting from this Agreement or any activities hereunder, exclusive of taxes on Basesix, LLC.'s net income. Customer will be responsible for any ad valorem, property, or other taxes assessable on Equipment on or after delivery to the installation site.
- 4. **Risk of Loss or Damage** - All risk of loss or damage shall pass to Customer as to each item of Equipment on the date of delivery.
- 5. **Changes in Customer Orders** - Changes to an Order may only be made following agreement of Customer and Basesix, LLC. to the change. If Customer and Basesix, LLC. agree to minor changes in the Equipment or Services prior to Implementation, then Customer shall be charged or credited for the changed items. Appropriate documentation may be required so that additions or deletions may be recorded, and charges or credits issued. The Customer's ability to delete items from an Order or to return Equipment is subject to Basesix, LLC.'s ability to return the Equipment to the manufacturer. Reasonable restocking, shipping and handling charges may be assessed with respect to any items deleted or returned.
- 6. **Limited Warranties** - Basesix, LLC. warrants that at Implementation, and for the duration of the warranty period referred to below, each item of Equipment, will function substantially in accordance with the manufacturer's published specifications, provided it is not damaged as set forth in Section 6 and is used according to standard operating instructions issued by the manufacturer or Basesix, LLC.. Unless otherwise stated in the Order, the warranty period for Equipment installed by Basesix, LLC. is twelve (12) months from Implementation. In addition, (a) the warranty period for Equipment moves, additions and changes shall be the greater of ninety (90) days or the remainder of the current annual service period of the system to which the Equipment is being added; (b) if Equipment is purchased without Basesix, LLC. installation ("Drop Ship"). Basesix, LLC. will provide Depot Warranty Service for a period of ninety (90) days from the shipment date unless otherwise stated in the Order; and (c) CERTAIN MISCELLANEOUS EQUIPMENT IS SOLD "AS IS" AND WILL CARRY NO EXPRESS OR IMPLIED WARRANTY WHATSOEVER FROM BASESIX, LLC. Any warranty service for "As Is" Equipment will be provided directly by the manufacturer of such Equipment. Such Equipment shall be clearly indicated on the applicable Order as Manufacturer's Direct Warranty Service ("MDWS"). The warranty period will not be enlarged by Basesix, LLC.'s repair or replacement thereof.
- 7. **Warranty and Maintenance Service Exclusions** - Basesix, LLC. shall respond to any service call requested by Customer; however, Customer acknowledges that Warranty and Maintenance Services do not cover damages to or failure of the Equipment or increases in service time resulting from causes other than defects in or the normal wear and tear of the Equipment including, but not limited to, misuse or negligent operation of the Equipment, accident, theft, unexplained loss, lightning, electrical power surge, fire, flood, wind, acts of God, war, terrorism, virus, failure of Customer to maintain a proper operating environment, or repair, relocation, damage or alteration of the Equipment by anyone other than Basesix, LLC. or its designated agents. Warranty and Maintenance Services do not cover any Customer provided cable or equipment unless stated on the Order. Any site visits or repairs necessitated by any of these excepted causes made by Basesix, LLC. shall be at the sole expense of Customer, and Customer agrees to bear the cost of all labor and materials at Basesix System's then current rates.
- 8. **Default by Customer** - Upon any default by Customer under this Agreement, including the refusal to accept conforming Equipment or Services, Basesix, LLC. may exercise all remedies to which Basesix, LLC. may be entitled at law or in equity, including specific performance. Additionally, Basesix, LLC. may declare all sums due or to become due hereunder immediately due and payable, and Basesix, LLC. shall be entitled to recover all collection costs incurred, including legal interest. In addition, for payments not received within thirty (30) days of the invoice date, a late fee not exceeding the lower of two percent (2%) per month or the maximum rate allowed by law shall be assessed on any past due invoice balance. Basesix, LLC. shall not be obligated to perform Services hereunder if Customer is in default of any of its obligations under this Agreement for any Order. Upon Customer default, Basesix, LLC. may suspend or cancel any outstanding, unfulfilled Orders without in any way affecting its rights under this Agreement. If Basesix, LLC. elects to continue performing under any Order, Basesix, LLC.'s actions shall not constitute a waiver of any default by Customer
- 9. **Contingencies** - Basesix, LLC. shall be excused from performance and shall not be liable for any delay or damage caused, in whole or in part, by any occurrence beyond the reasonable control either of Basesix, LLC. or of its subcontractors or suppliers. Such contingencies include, without limitation, war, civil disobedience, delay in transportation, failure by suppliers to deliver Equipment, governmental action, terrorism, acts of any third party, labor dispute, accident, fire, explosion, flood, severe weather or other acts of God, power failure, shortage of labor or materials, or discovery of asbestos or other hazardous substance.
- 10. **Reasonable Access** - Accuracy - Customer will designate in writing to Basesix, LLC. a Customer Project Manager responsible for all communications between Basesix, LLC. and Customer in connection with the Services. To ensure the timely and accurate provision of Services, Customer will be required from time to time to provide access to Customer locations, information and staff resources during Basesix, LLC.'s regular business hours. If pre-scheduling is required to be on-site to perform Services, Customer will inform the Basesix, LLC. Project Manager prior to the scheduled performance date. Scheduled Service that is unable to be performed due to Customer's constraints will result in additional charges if a delay or re-dispatch of Basesix, LLC. personnel is required. Should such access to locations, Customer personnel and information not be provided, Customer is responsible for any resulting Service delays or added costs. The accuracy of information regarding the various internal requirements of the Service is solely Customer's responsibility.

Customer acknowledges that Customer has read and understands this Agreement and agrees to be bound by its terms and conditions. This Agreement, and any Orders, constitute the complete and exclusive statement of the agreement between the parties, superseding all proposals, representations, and/or prior agreements, oral or written, between the parties relating to the subject matter of the Agreement. Acceptance of any Order by Basesix, LLC. is subject to Basesix, LLC. credit and other approvals. This Agreement is not binding upon Basesix, LLC. until executed by an authorized employee, partner, or agent of Customer and Basesix, LLC. The undersigned warrant and represent that they have the authority to bind Customer and Basesix, LLC. to this Agreement. This Agreement may not be modified, amended, or superseded other than by a written instrument executed by both parties.

Customer Walton County Boc
 Address 111 J. Boyd St.
 City, State, & Zip Monroe, GA

By:(Signature) [Signature]
 Printed Name & Title John A. White Walton County Mayor



By:(Signature) _____
 Printed Name & Title _____

Jones & Lanier Electric, Inc.



108 Parkwood Circle
Carrollton, Georgia 30117

770-832-2902
Fax -770-834-5500

October 1, 2025

McCarthy / Barnsley Construction Group

Attn: Patrick Toomey
Re: Walton County Jail – Change Request

Dear Patrick,

We have reviewed drawing changes that we have been sent. Listed below is a breakdown of requested items for your review.

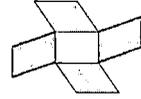
Misc Changes

- Added Camera for the Owner
- Multi-Purpose room modification
- Wiremold Install
- Replace Existing Lights

Total Cost \$11,578.00

If you have any questions concerning this proposal or if I can be of further assistance, please contact me. This pricing is firm for 30 days as listed above.

Sincerely,
Joseph Dedman
Joseph Dedman
Vice President

SOUTHERN MECHANICAL CONTRACTORS, INC

September 16, 2025

Mr. Patrick Tommey
McCarty Building Companies Inc.
2727 Peaces Ferry Rd Se #1600
Atlanta, Ga. 30339

RE: Walton County Jail Drain tops

Dear Arnes,

We are requesting a change order to for the following changes in scope from the latest plans and specifications dated (10/17/23):

Our scope of work is as follows:

Scope:

1. Provide (8) Willoughby FD-1400-WF Grate tops.
2. Install by other.

Our price for the above work is **\$2,379 A complete breakdown is attached for your review.**

If you have any questions, please let me know.

Sincerely,

Southern Mechanical Contractors, Inc.

Jasmin Jasarevic
Project Manager

**SOUTHERN MECHANICAL CONTRACTORS, INC.
REQUEST FOR CHANGE ORDER SUMMARY**

Item 7.4.

CONTRACT COMPANY:	McCarthy Building Companies Inc.		
PROJECT:	ANGC MOA	DATE:	9/16/2025
LOCATION:	Augusta, GA	PCO#	34
DRAWING NUMBER:	PLUMBING-		
SCOPE DESCRIPTION:	Willoughby grate		

1/2 Ball Valve			
1/2 Gal Hangers	8	2.4	ADD
3/8 Rod		0.868	\$1,914.32
3/8 Beam Clamps		2.24	\$0.00
Duct Materials			\$0.00
Plumbing Fixtures			\$0.00
Specialties			\$0.00
Misc. Consumables (Solder, Flux, Glue, Gasket, Caulk, Etc.)			\$0.00
	Sub-Total		\$1,914.32
Sales Tax	7.00%		\$134.00
		Total After Tax	\$2,048.32
Overhead and Profit	15.00%		\$307.25
TOTAL MATERIAL COST			\$2,355.57

LABOR	RT	Total Rate Per Hour	Hours	ADD
Laborer Time Manhours	RT	\$38.25	0.00	\$0.00
Laborer Time Manhours	OT	\$57.38		\$0.00
Journeyman Time Manhours	RT	\$70.55	0.00	\$0.00
Journeyman Time Manhours	OT	\$105.83		\$0.00
Working Foreman Time Manhours	RT	\$87.55	0.00	\$0.00
Working Foreman Time Manhours	OT	\$131.33		\$0.00
Superintendent Time Manhours	RT	\$96.30	0.00	\$0.00
Superintendent Time Manhours	OT	\$144.45		\$0.00
BIM Technician Time Manhours	RT	\$96.30	0.00	\$0.00
Jobsite Safety Requirements				\$0.00
Overhead and Profit	15.00%			\$0.00
TOTAL LABOR COST				\$0.00

ADDITIONAL COSTS					ADD
Rental Equipment	QTY	Duration	Cost		\$0.00
Scissor Lift	0.00		\$0.00		\$0.00
All Terrain Scissor Lift	0.00		\$0.00		\$0.00
Excavator	0.00		\$0.00		\$0.00
Mini Excavator	0.00	Day	\$625.00		\$0.00
All Terrain Lull	0.00		\$0.00		\$0.00
Tamp	0.00	Day	\$395.00		\$0.00
Subsistence	0		\$12.50		\$0.00
Delivery/Courier Cost					\$0.00
Pipe ID/Valve Tags					\$0.00
Tool & Truck Expense					\$0.00
Excavation					\$0.00
Safety Materials					\$0.00
Warranty Reserve Labor					\$0.00
Drafting/Modeling					\$0.00
		Sub-Total			\$0.00
Overhead and Profit	15.00%				\$0.00
TOTAL ADDITIONAL COSTS					\$0.00

TOTAL IN HOUSE PRICE				\$2,355.57
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SUBCONTRACTS				ADD
Sheet Metal				\$0.00
Insulation				\$0.00
Firestop				\$0.00
Concrete Cutting				\$0.00
BIM				\$0.00
Overhead and Profit	15.00%			\$0.00
TOTAL SUBCONTRACT PRICE				\$0.00
GENERAL LIABILITY INSURANCE				\$23.56

GRAND TOTAL	\$2,379.13
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NOTES: THIS PROPOSAL MAY BE WITHDRAWN BY SOUTHERN MECHANICAL, CONTRACTORS, INC. IF NOT ACCEPTED BY THE CONTRACT COMPANY WITHIN 10 DAYS



FEL ATHENS #764
 160 PARADISE BLVD
 ATHENS, GA 30607

Phone: 706-548-5510
 Fax: 706-548-5553

Deliver To: .	<i>Item 7.4.</i>
From: Johnny Brown johnny.brown@ferguson.com	
Comments:	

14:27:22 SEP 12 2025

Page 1 of 1

FERGUSON ENTERPRISES LLC #52

Price Quotation

Phone: 706-548-5510

Fax: 706-548-5553

Bid No: B361354
Bid Date: 09/12/25
Quoted By: JWB

Cust Phone: 678-382-0600
Terms: 2% 10TH NET 25TH

Customer: SOUTHERN MECHANICAL CONTR
 4880 HAMMERMILL RD
 WALTON COUNTY PUBLIC SAFE
 TUCKER, GA 30084

Ship To: SOUTHERN MECHANICAL CONTR
 227 BAKER ST
 WALTON COUNTY PUBLIC SAFET
 MONROE, GA 30655

Cust PO#:

Job Name: WALTON COUNTY PUBLIC SAFE

Item	Description	Quantity	Net Price	UM	Total
SP-WS300011	WILLOUGHBY FD-1400-WF GRATE ONLY	1	239.270	EA	239.27
Net Total:					\$239.27
Tax:					\$16.75
Freight:					\$0.00
Total:					\$256.02

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with "NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.
 Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=58&on=802065>





Orchid Industries

Orchid Industries
1280 Oakhaven Drive
Roswell, GA 30075
Office: (678) 624-9667
erika@OrchidIndustries.com

CO Request

To: McCarthy Building Companies, Inc
Attention: Patrick Toomey
Phone: (470) 453-3682
Email: PToomey@McCarthy.com
Date: October 1, 2025
For: Labor

Description

Location:

**Walton County Public Safety Complex
350 Georgia Ave
Monroe, GA 30655**

Machine Scrub floors

	2 skilled labor @ 30 hrs	\$ 2,100.00
	2 skilled labor @ 20 hrs	\$ 1,400.00
Machines and materials		\$ 800.00
Total		\$ 4,300.00

Re clean Day Areas

	2 skilled lbr @ 10 hrs	\$ 700.00
	3 clng lbr @ 10 hrs	\$ 840.00
Machine		\$ 195.00
Total		\$ 1,735.00

TOTAL CHANGE ORDER* \$ 6,035.00

** Total Cost includes all cost of labor, supervision, materials, worker's compensation, general liability, and commercial auto coverage.*

ESTIMATE JE353021-005

DCO COMMERCIAL FLOORS
920 BATTERY AVE., SE
SUITE 3000
ATLANTA, GA 30339

ESTIMATE Date 08/20/25

JE353021-005

CLIENT
MCCARTHY BUILDING COMPANIES, IN 2727 PACES FERRY ROAD SE BUILDING 2, SUITE 1600 ATLANTA, GA 30339

PROJECT
WALTON COUNTY SHERIFF'S OFFICE CORONERS INTERIOR WINDOW MONROE-CONTRACT, GA 30655

Tele #1 770-980-8183	JOB #	Salesperson 1 FRIEDMAN, JEREMY	User Header Label 1
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Job Phone	MODEL WINDOW TREATMENTS	Salesperson 2	User Header Label 2
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Area	Style/Item	Color/Desc	Manufacturer	W x L	Qty
LABOR	FIELD MEASURE				1.00 EA
LABOR	INSTALL MANUAL SHADES				1.00 EA
LABOR	INSTALLATION TRIP				1.00 EA
MATERIAL	FURNISH	DRAPER MANUAL SHADES WITH SW7100 BLACKOUT FABRIC & FASCIA @ CORONERS INT WINDOW			1.00 EA

This price includes all applicable sales/use tax.

This quote is good for 60 days.

JE353021-005

Material	\$335.65
Service	\$544.35
Misc Charges	\$0.00
Sales Tax	\$0.00
Misc Tax	\$0.00

Basesix is pleased to provide this audiovisual systems proposal for Walton Co Public Safety:

Dayroom Display System (Quantity: 1)
 A total of [23] displays will be wall mounted in dayrooms to show content from a customer provided source. Proposal includes displays, mounting hardware and installation of displays. Video distribution hardware is captured in separate bill of materials.

*****Power, display backing and cable pathways shall be provided and installed by others prior to installation of AV systems**

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
Dayroom Display System (Quantity: 1)					
QE65T	Samsung	65"QET Standalone Displau Crystal UHD 3840x2160,300 nit, 16/7	23	1,010.67	23,245.41
LTM1U	CHIEF	Micro-Adjust Tilt Wall Mount, Large	23	391.07	8,994.61
Per Room Type Pricing			QTY	Price	EXT Price
Dayroom Display System (Quantity: 1)			1	74,360.00	74,360.00

ESTIMATE	
Equipment Subtotal	32,240.02
Installation Materials, Bulk Cable, Connectors, Hardware	3,425.99
Freight	1,381.71
Professional Services (Including Drawings, Engineering, Installation, Custom Programming, Commissioning, Training and Project Management)	33,190.37
Expenses (Per Diem, Travel & Rentals)	1,428.57
Warranty	-
Subtotal	71,666.66
Sales Tax	2,693.34
Tariff Surcharge	-
Total	74,360.00
Bonding	-

Basesix is pleased to provide this audiovisual systems proposal for Walton Co Public Safety:

Conference Rooms (Quantity: 3)

In each of the 4 display conference rooms (3 total systems - 2 in Admin Building, 1 in Jail Support) Basesix will install an HDMI DA at the table. This will provide a single wired HDMI connection at the table to present to all 4 displays simultaneously. Additionally, existing AirMedia devices will remain in place to allow wireless presentation to any single display if desired. Wired connection will take priority over wireless connection.

*****Power, display backing and cable pathways shall be provided and installed by others prior to installation of AV systems**

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
Conference Rooms (Quantity: 3)					
HD-DA4-4KZ-E	Crestron	1:4 HDMI® Distribution Amplifier w/4K60 4:4:4 & HDR Support	1	380.00	380.00
Per Room Type Pricing			QTY	Price	EXT Price
Conference Rooms (Quantity: 3)			3	1,258.67	3,776.00

ESTIMATE	
Equipment Subtotal	1,140.00
Installation Materials, Bulk Cable, Connectors, Hardware	193.34
Freight	52.11
Professional Services (Including Drawings, Engineering, Installation, Custom Programming, Commissioning, Training and Project Management)	2,293.56
Expenses (Per Diem, Travel & Rentals)	-
Warranty	-
	Subtotal 3,679.02
	Sales Tax 96.98
	Tariff Surcharge -
	Total 3,776.00
	Bonding -

Basesix is pleased to provide this audiovisual systems proposal for Walton County Public Safety:

Coroner (Quantity: 1)

Basesix will provide and install a 55" 4k Display, Wall mount, Crestron Airmedia (Wireless Sharing), and a HDMI plate for connection to the display.

*****Power, display backing and cable pathways shall be provided and installed by others prior to installation of AV systems**

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
Coroner (Quantity: 1)			
BE55C-HRBX	Samsung	55IN BEC Series Commercial TV Crystal UHD Display, 250nit, 16/7	1
MSM1U	CHIEF	Micro-Adjust Fixed Wall Mount, Medium	1
AM-3100-WF	Crestron	AirMedia® Receiver 3100 with Wi-Fi® Network Connectivity	1
HD-TXC-4KZ-101-1G-W	Crestron	DM® Essentials 4K60 4:4:4 Transmitter for HDMI®, RS-232, and IR Signal Extension over CATx Cable, Wall Plate, White	1
FP-G1-W-T	Crestron	Decorator Style Faceplate, 1-Gang, White Textured	1
HD-RXC-4KZ-101	Crestron	DM® Essentials 4K60 4:4:4 Receiver for HDMI®, RS-232, and IR Signal Extension over CATx Cable	1
CBL-8K-HD-6	Crestron	Certified HDMI® 2.1 Cable, 48 Gbps, 6 ft (1.8 m)	1
CBL-8K-HD-9	Crestron	Certified HDMI® 2.1 Cable, 48 Gbps, 9 ft (2.7 m)	1

Per Room Type Pricing	QTY	Price	EXT Price
Coroner (Quantity: 1)	1	4,289.17	4,289.17

ESTIMATE	
Equipment Subtotal	2,322.63
Installation Materials, Bulk Cable, Connectors, Hardware	159.27
Freight	106.18
Professional Services (Including Drawings, Engineering, Installation, Custom Programming, Commissioning, Training and Project Management)	1,519.93
Expenses (Per Diem, Travel & Rentals)	-
Warranty	-
Subtotal	4,108.00
Sales Tax	181.17
Tariff Surcharge	-
Total	4,289.17
Bonding	-

Terms & Conditions (2018)

1. Prices and Payment - The total price for the Equipment and Services shall be stated in the applicable Order. Expedited Orders may involve additional charges. Unless otherwise stated in the applicable Order, Customer's payment for cash or leased transactions is invoiced and due as follows: (a) Maintenance Service - monthly in advance, (b) Equipment Only Orders - 20% of the Total Equipment Price with Order, remainder at Equipment delivery, (c) Equipment and Installation Services - 10% of the total with the execution of the order, progress payments throughout the implementation of the order, 10% retainage held until completion of the order. Maintenance and Monitoring Services are invoiced and payable in advance (unless stated otherwise in the Order) beginning at Implementation at Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Customer shall pay the amounts agreed to and invoiced by Basesix, LLC. within thirty (30) days of receipt of invoice. The amounts listed in the Order are exclusive of, and Customer shall pay, all related delivery costs. If shipping charges are shown on an Order, they are an estimate only and shipping charges invoiced may vary from the estimate shown on the Order. In the event of a dispute between Customer and Basesix, LLC. as to the correctness of items appearing on Basesix's invoice, Customer may withhold payment of the disputed items only.

2. Tariffs - The Prices within this Proposal Do Not Include any Provisions for Tariffs or Surcharges. If Tariffs or Surcharges are implemented by any of Basesix's Suppliers or Vendors, Basesix will adjust our Pricing Accordingly.

3. Taxes - All charges are exclusive of applicable federal, state or local taxes and fees. Basesix, LLC. may invoice and Customer agrees to pay to Basesix, LLC. amounts equal to any taxes resulting from this Agreement or any activities hereunder, exclusive of taxes on Basesix, LLC.'s net income. Customer will be responsible for any ad valorem, property, or other taxes assessable on Equipment on or after delivery to the installation site.

4. Risk of Loss or Damage - All risk of loss or damage shall pass to Customer as to each item of Equipment on the date of delivery.

5. Changes in Customer Orders - Changes to an Order may only be made following agreement of Customer and Basesix, LLC. to the change. If Customer and Basesix, LLC. agree to minor changes in the Equipment or Services prior to Implementation, then Customer shall be charged or credited for the changed items. Appropriate documentation may be required so that additions or deletions may be recorded, and charges or credits issued. The Customer's ability to delete items from an Order or to return Equipment is subject to Basesix, LLC.'s ability to return the Equipment to the manufacturer. Reasonable restocking, shipping and handling charges may be assessed with respect to any items deleted or returned.

6. Limited Warranties - Basesix, LLC. warrants that at Implementation, and for the duration of the warranty period referred to below, each item of Equipment, will function substantially in accordance with the manufacturer's published specifications, provided it is not damaged as set forth in Section 6 and is used according to standard operating instructions issued by the manufacturer or Basesix, LLC.. Unless otherwise stated in the Order, the warranty period for Equipment installed by Basesix, LLC. is twelve (12) months from Implementation. In addition, (a) the warranty period for Equipment moves, additions and changes shall be the greater of ninety (90) days or the remainder of the current annual service period of the system to which the Equipment is being added; (b) if Equipment is purchased without Basesix, LLC. installation ("Drop Ship"). Basesix, LLC. will provide Depot Warranty Service for a period of ninety (90) days from the shipment date unless otherwise stated in the Order; and (c) CERTAIN MISCELLANEOUS EQUIPMENT IS SOLD "AS IS" AND WILL CARRY NO EXPRESS OR IMPLIED WARRANTY WHATSOEVER FROM BASESIX, LLC. Any warranty service for "As Is" Equipment will be provided directly by the manufacturer of such Equipment. Such Equipment shall be clearly indicated on the applicable Order as Manufacturer's Direct Warranty Service ("MDWS"). The warranty period will not be enlarged by Basesix, LLC.'s repair or replacement thereof.

7. Warranty and Maintenance Service Exclusions - Basesix, LLC. shall respond to any service call requested by Customer; however, Customer acknowledges that Warranty and Maintenance Services do not cover damages to or failure of the Equipment or increases in service time resulting from causes other than defects in or the normal wear and tear of the Equipment including, but not limited to, misuse or negligent operation of the Equipment, accident, theft, unexplained loss, lightning, electrical power surge, fire, flood, wind, acts of God, war, terrorism, virus, failure of Customer to maintain a proper operating environment, or repair, relocation, damage or alteration of the Equipment by anyone other than Basesix, LLC. or its designated agents. Warranty and Maintenance Services do not cover any Customer provided cable or equipment unless stated on the Order. Any site visits or repairs necessitated by any of these excepted causes made by Basesix, LLC. shall be at the sole expense of Customer, and Customer agrees to bear the cost of all labor and materials at Basesix System's then current rates.

8. Default by Customer - Upon any default by Customer under this Agreement, including the refusal to accept conforming Equipment or Services, Basesix, LLC. may exercise all remedies to which Basesix, LLC. may be entitled at law or in equity, including specific performance. Additionally, Basesix, LLC. may declare all sums due or to become due hereunder immediately due and payable, and Basesix, LLC. shall be entitled to recover all collection costs incurred, including legal interest. In addition, for payments not received within thirty (30) days of the invoice date, a late fee not exceeding the lower of two percent (2%) per month or the maximum rate allowed by law shall be assessed on any past due invoice balance. Basesix, LLC. shall not be obligated to perform Services hereunder if Customer is in default of any of its obligations under this Agreement for any Order. Upon Customer default, Basesix, LLC. may suspend or cancel any outstanding, unfulfilled Orders without in any way affecting its rights under this Agreement. If Basesix, LLC. elects to continue performing under any Order, Basesix, LLC.'s actions shall not constitute a waiver of any default by Customer

9. Contingencies - Basesix, LLC. shall be excused from performance and shall not be liable for any delay or damage caused, in whole or in part, by any occurrence beyond the reasonable control either of Basesix, LLC. or of its subcontractors or suppliers. Such contingencies include, without limitation, war, civil disobedience, delay in transportation, failure by suppliers to deliver Equipment, governmental action, terrorism, acts of any third party, labor dispute, accident, fire, explosion, flood, severe weather or other acts of God, power failure, shortage of labor or materials, or discovery of asbestos or other hazardous substance.

10. Reasonable Access - Accuracy - Customer will designate in writing to Basesix, LLC. a Customer Project Manager responsible for all communications between Basesix, LLC. and Customer in connection with the Services. To ensure the timely and accurate provision of Services, Customer will be required from time to time to provide access to Customer locations, information and staff resources during Basesix, LLC.'s regular business hours. If pre-scheduling is required to be on-site to perform Services, Customer will inform the Basesix, LLC. Project Manager prior to the scheduled performance date. Scheduled Service that is unable to be performed due to Customer's constraints will result in additional charges if a delay or re-dispatch of Basesix, LLC. personnel is required. Should such access to locations, Customer personnel and information not be provided, Customer is responsible for any resulting Service delays or added costs. The accuracy of information regarding the various internal requirements of the Service is solely Customer's responsibility.

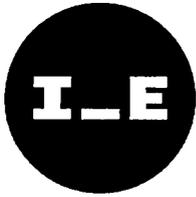
Customer acknowledges that Customer has read and understands this Agreement and agrees to be bound by its terms and conditions. This Agreement, and any Orders, constitute the complete and exclusive statement of the agreement between the parties, superseding all proposals, representations, and/or prior agreements, oral or written, between the parties relating to the subject matter of the Agreement. Acceptance of any Order by Basesix, LLC. is subject to Basesix, LLC. credit and other approvals. This Agreement is not binding upon Basesix, LLC. until executed by an authorized employee, partner, or agent of Customer and Basesix, LLC. The undersigned warrant and represent that they have the authority to bind Customer and Basesix, LLC. to this Agreement. This Agreement may not be modified, amended, or superseded other than by a written instrument executed by both parties.

Customer Walter Long BOC
Address 142, Burt St.
City, State, & Zip Monroe, GA 30655

By:(Signature) [Signature]
Printed Name & Title David A. Wheeler, Jr. Capital Mgr.



By:(Signature) _____
Printed Name & Title _____



Proposal

Interior Environments
 48700 Grand River Ave.
 Novi, MI 48374

Order Number	24719
Date	01/26/2026
Customer PO No	
Customer Name	Walton County Board of Commissioners
Salesperson	Holly Mehl
Terms	DUE UPON RECEIPT
Page	1 of 7

T Walton County Board of Commissioners
 O 303 S Hammond Dr Ste 333
 Monroe, GA 30655

 ATTN: Rhonda Hawk
 Phone: 770-267-1371
 Email: rhawk@co.walton.ga.us

I Walton County Public Safety Complex
 N 300 Georgia Ave
 S Monroe, GA 30655
 T
 A
 L ATTN: Sean Wright
 L Email: swright@cps-atlanta.com
 A
 T

Prepared for : Holly Mehl

Group	Description
ALLSTEEL	Quote Priced per State of Georgia Contract 99999-001-SPD0000198-0017 Purchase Order to Read: ALLSTEEL INC. C/O INTERIOR ENVIRONMENTS 600 E 2ND ST MUSCATINE, IA 52761 800-309-9380 DEALER OF RECORD: INTERIOR ENVIRONMENTS 48700 GRAND RIVER AVE NOVI, MI 48374 Purchase Order should be submitted to Interior Environments for order processing. Interior Environments will forward your Purchase Order to Allsteel, Inc.

Line	Quantity	Description	Unit Price	Extended Amount
1	1.00 Each	GLKFE5--.BLK-\$(KEYNUM)-.SEQ/-141-.5 GUN Field Installed Lock Core Kit 5 cores 2 keys .BLK:Black \$(KEYNUM):Key Number .SEQ/:Key Number Sequence Start 141:Key Number 141 .5:5 Tag: Tag TG: PO-01B_RH Tag L1: JAIL SUPPORT Tag L2: PH1 Tag L3: BLDG A_UPPER LEVEL	79.38	79.38
2	4.00 Each	GS2CPD2430-4W--.X-\$(V1)-.ET-679-.MP71-.VW-.OMT GUN Mod Ped 24D x 30W-4 Wd .X:Standard No FSC \$(V1):Grade 1 Veneer .ET:Stratawood Flat Cut Walnut 679:Pinnacle Walnut (OP Top Fin) .MP71:Modern Black (P71) .VW:Vinyl Wrapped Soft Close .OMT:Omit Lock Core Field Installed Tag: Tag TG: PO-01B_RH	1,500.38	6,001.52



Proposal

Interior Environments
48700 Grand River Ave.
Novi, MI 48374

Item 7.4.

Order Number	24719
Date	01/26/2026
Customer PO No	
Customer Name	Walton County Board of Commissioners
Salesperson	Holly Mehl
Terms	DUE UPON RECEIPT
Page	2 of 7

		Tag L1: JAIL SUPPORT Tag L2: 01 - OFFICES		
3	2.00 Each	GS2CWR2460-W--X-\$(V1)-.ET-679-SQ-.OP-.VLG-.GN GUN Mod Top 24D x 60W Wd .X:Standard No FSC \$(V1):Grade 1 Veneer .ET:Stratawood Flat Cut Walnut 679:Pinnacle Walnut (OP Top Fin) SQ:Square Edge Detail .OP:Open Pore Low Sheen Top Finish .VLG:Standard/Long Grain Direction .GN:Grommet No Tag: Tag TG: PO-01B_RH Tag L1: JAIL SUPPORT Tag L2: 01 - OFFICES	643.37	1,286.74
4	4.00 Each	GS2MPB30-W--X-\$(V1)-.ET-679 GUN Mod Ped Back 30W Wd .X:Standard No FSC \$(V1):Grade 1 Veneer .ET:Stratawood Flat Cut Walnut 679:Pinnacle Walnut (OP Top Fin) Tag: Tag TG: PO-01B_RH Tag L1: JAIL SUPPORT Tag L2: 01 - OFFICES	329.28	1,317.12

Order Sub-Total : \$8,684.76
TOTAL ORDER : \$8,684.76

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE

*PLEASE NOTE, PRICING DOES NOT INCLUDE TAXES (SALES, USE, EXCISE OR OTHER TAXES), TARIFFS, SHIPPING, TRANSPORTATION, FREIGHT, HANDLING CHARGES, STORAGE, PREVAILING WAGES, CUSTOM DUTIES, FEES, EXPENSES OR REGULATIONS (IF ANY), TRADE POLICIES, PORT AUTHORITY FEES OR EXPENSES, AND GOVERNMENTAL SURCHARGES (ADDITIONAL EXPENSES) UNLESS SPECIFICALLY STATED OTHERWISE IN THIS PROPOSAL. THESE ADDITIONAL EXPENSES ARE AT BUYER'S COST AND EXPENSE AND ARE IN ADDITION TO THE PRICING STATED, UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. IF SPECIFICALLY STATED AS INCLUDED IN THE PRICING, ANY INCREASE IN ANY OF THE ADDITIONAL EXPENSES AFTER ACCEPTANCE OF THIS AGREEMENT SHALL BE BUYER'S SOLE COST AND EXPENSE. SELLER SHALL NOTIFY BUYER OF AN INCREASE IN THE ADDITIONAL EXPENSES AND PROVIDE BUYER WITH AN AMENDED PROPOSAL PRICE AS SOON AS PRACTICAL AFTER RECEIVING NOTICE OF THE INCREASE.

A FINANCE CHARGE OF 1-1/2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

Signature: Name: John A. Woodson Title: County Mgr. Date: 2/12/26



Proposal

Interior Environments
48700 Grand River Ave.
Novi, MI 48374

Item 7.4.

Order Number	24719
Date	01/26/2026
Customer PO No	
Customer Name	Walton County Board of Commissioners
Salesperson	Holly Mehl
Terms	DUE UPON RECEIPT
Page	3 of 7

Interior Environments Atlanta, LLC
d/b/a INTERIOR ENVIRONMENTS
TERMS AND CONDITIONS OF SALE

1. PROPOSALS AND ORDERS

- A. **PARTIES:** Interior Environments Atlanta, LLC, a Michigan limited liability company, who conducts business under the assumed name of "Interior Environments," and shall be referred to as "Seller" or "IE." Buyer is the person or entity identified on Page 1 of this agreement. If Buyer is an entity, Buyer agrees to provide verified proof to Seller of the creation and continued existence of that entity, including the primary mailing address and telephone number of that entity, within five (5) days of affixing Buyer's signature to this agreement. Seller shall not be obligated to place any orders or take any action in performance of this agreement until Buyer submits such information to Seller.
- B. **PRICING:** All prices quoted by Seller are in United States dollars and are valid for 30 days from date of proposal as set forth on the top of Page 1 of this agreement. Pricing does not include taxes (sales, use, excise or other taxes), shipping, transportation, freight, handling charges, storage, prevailing wages, tariffs, duties, customs fees or expenses (if any), port authority fees or expenses, and governmental surcharges (Additional Expenses) unless specifically stated otherwise in the proposal. These Additional Expenses are at Buyer's cost and expense and are in addition to the pricing stated, unless otherwise specifically stated. If specifically stated as included in the Pricing, any increase in any of the Additional Expenses after acceptance of this agreement shall be Buyer's sole cost and expense. Seller shall notify Buyer of an increase in the Additional Expenses and provide Buyer with an amended proposal Price as soon as practical after receiving notice of the increase. At Seller's option, upon notification of an increase in any Additional Expense, Seller may require Buyer to pay the Additional Expense within ten (10) days of Buyer's receipt of the amended proposal. If Seller is responsible for any installation and Buyer is required to pay any prevailing wages, Buyer must notify Seller of that fact prior to preparation of Seller's proposal. If notified after acceptance of the proposal, Seller may increase its labor charge as set forth in the proposal to meet prevailing wage rates. These prevailing wages shall be treated as Additional Expenses as set forth above.
- C. **OFFER AND ACCEPTANCE:** All orders for the purchase of goods and services from Seller require a proposal prepared by Seller which must be approved and signed by an authorized signatory of Buyer. Seller's proposal shall constitute an offer and Buyer's approval of the proposal shall constitute acceptance of that offer. If Buyer submits a purchase order (or similar document) before Seller issues a proposal, Seller's proposal shall constitute a counteroffer and Buyer's approval of the Seller's proposal shall constitute acceptance of that counteroffer without any additional terms or conditions. Regardless of acceptance of Seller's offer by Buyer, Seller shall not be obligated to commence performance, including ordering of the goods, until such time as Buyer pays to Seller the required deposit.
- D. **AGREEMENT:** This Agreement between the parties is Seller's proposal to Buyer, including these attached terms and conditions, which are incorporated into the proposal by reference. The terms and conditions herein set forth shall be deemed to supersede any other written or oral terms, conditions or agreements between the parties. Any different or conflicting terms in any quote, invoice, Buyer purchase order, shipper, or any other document shall be deemed to be void and unenforceable. For the avoidance of doubt, any different, additional, or conflicting terms provided on any ancillary Buyer document(s) are expressly rejected by Seller.
- E. **MODIFICATIONS/CHANGES/CANCELLATIONS:** Once this agreement is mutually signed by the parties, based upon Seller's proposal, it shall not be canceled, modified, changed or terminated by the Buyer, unless as otherwise specifically set forth herein. Any requested modification to this Agreement is subject to the approval of Seller. If any change or modification is approved by Seller, Buyer shall pay any and all additional charges resulting from order modifications or changes within ten (10) days of receipt of the modified or amended proposal. Buyer acknowledges that all goods are custom manufactured to customer specifications and, therefore, cannot be returned to the manufacturer or supplier.

2. CREDIT APPROVAL AND DEPOSITS

Unless otherwise set forth in Seller's proposal, all orders are subject to credit approval. A deposit of 50% of the entire contract price is required on all orders. The deposit is non-refundable and shall not be construed as liquidated damages. The deposit will be applied to the monies owed by Buyer under this agreement. No order will be placed by Seller until the deposit is paid. Seller will invoice Buyer for such deposit amount upon execution of the Agreement. Even though a binding contract exists upon acceptance of Seller's proposal, as set forth above, Seller shall not be obligated to commence performance, including ordering of the goods and materials specified in the proposal, until such time as Seller is in receipt of the required deposit from Buyer.

3. TITLE AND OWNERSHIP OF GOODS – PURCHASE MONEY SECURITY INTEREST



Proposal

Interior Environments
48700 Grand River Ave.
Novi, MI 48374

Order Number	24719
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Transfer of title to the goods as between Seller and Buyer shall occur upon delivery and installation of the goods by Seller and payment of the balance of the purchase price by Buyer. Seller retains a purchase money security interest in the goods until payment in full is made. If goods are installed in a location not owned or controlled by Buyer, Buyer agrees to notify the owner or occupant of the premises where the goods have been delivered or installed of Seller's purchase money security interest in the goods prior to delivery of the goods to the project site.

4. PAYMENT

- A. **TIMING:** Any remaining balance on goods purchased under this Agreement, and any related installation or other services, will be invoiced upon delivery of the goods to the job site or, if installed by Seller, following substantial completion of the installation. Direct shipments from manufacturers will be invoiced to Buyer upon shipment from the manufacturer. Any goods or materials being held or stored at Buyer's request, due to delays in construction or otherwise, will be invoiced for product only upon Seller's receipt of the goods and materials with separate invoicing for installation or other related services upon substantial completion. Buyer will be invoiced for any Additional Expenses as they are occurred as set forth in paragraph 1.B. above.
- B. **PAYMENT TERMS:** Seller has the right to increase its prices at any time upon notice to Buyer to reflect any and all unusual or unforeseen increases in Seller cost, provided that any such increase shall be limited to the increase actually incurred by Seller. These potential increases are those identified above as Additional Expenses and Buyer will not offset or recoup any claim against amounts due Seller. All invoices are due on the date noted on the related invoice. Interest will accrue at 1.5% (18% A.P.R.) on all undisputed unpaid balances after the invoice due date. A service charge of three percent (3%) of the invoice amount will be added to all invoices paid by credit card.
- C. **FREIGHT, TARIFFS, HANDLING, TAXES AND OTHER CHARGES TO BUYER:** Unless otherwise specifically stated in this Agreement, Buyer is solely responsible for any and all Additional Expenses (paragraph 1.B.), which shall be Buyer's sole and exclusive responsibility, unless specifically indicated otherwise in the proposal. If not included in the proposal, such charges are not included in a price quotation and will be invoiced to Buyer separately by Seller.
- D. **TAXES:** Buyer is solely responsible for any applicable taxes. If Buyer possesses tax-exempt status, a certificate of resale, or tax exemption is to be provided prior to order placement.
- E. **STORAGE OF GOODS AND MATERIALS:** If Buyer is unable or unwilling to receive goods at the prescribed shipping site on the mutually agreed upon delivery date, any goods thereafter or material stored by Seller will be at Buyer's expense until such time as Buyer is able to accept delivery. Buyer shall also be liable for any additional delivery charges to transport the goods or materials to and from storage to the project site.

5. DELIVERY AND INSTALLATION

- A. **SHIPMENT, DELIVERY AND INSTALLATION:** Seller shall advise Buyer of the manufacturer's projected shipment date and will notify Buyer immediately of any changes or delays in the projected shipment date. Any delivery date of the goods is a projected delivery date, and not a commitment by Seller that the goods will be delivered and available on any specific date. Shipment of the goods from the manufacturer is outside of the control of the Seller. Buyer acknowledges that many factors can cause delays in shipping and delivery and will not hold Seller liable for such delays. Changes in tariffs, trade policies, customs regulations, customs duties, and taxes may not only affect pricing, but it can also affect shipment and delivery of the goods and materials. Seller will follow the delivery schedule as projected by the manufacturer and keep Buyer updated as to delivery. Seller shall use its best business efforts to move delivery forward and minimize any potential or actual delays. Regardless of any project schedule, installation of the goods and materials by Seller, if applicable under this Agreement, will not be required to commence until the goods are delivered to the project site. Any contracted delivery and installation will be made during Seller's normal business hours of 7:00 a.m. to 3:30 p.m., Monday through Friday. Overtime delivery or installation performed at the Buyer's request will be subject to labor rates reflecting time-and-a-half for weekdays and double time for weekends and holidays. If applicable trade regulations require employing union tradesmen to complete the installation or delivery, any additional incremental costs will be invoiced to and paid by the Buyer. Seller shall not be liable for failure or delay in installation due to the installation site not being ready for installation. Any shipping, delivery, and performance dates are estimates only, and time is not of the essence. Seller may ship or direct shipments of all the goods and materials at one time or in portions from time to time. Seller has the right, but not the obligation, to determine the method of shipment and routing of the goods, unless otherwise stated in Seller's delivery and installation proposal or acknowledgement.



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48700 Grand River Ave.
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- B. **SELLER'S RESPONSIBILITIES:** Unless received by Buyer or Buyer's agent directly, Seller will receive, inspect, stage, and if contracted for, install Buyer's goods and materials. All furnishings will be left clean and in working order. Carton and packing materials will be removed to the Buyer's waste disposal containers, and the premises will be left broom clean. Buyer is responsible for providing a construction or trash dumpster for disposal of boxes and packaging materials. At Seller's option, Seller may direct shipments directly to the job site.
- C. **BUYER'S ACCEPTANCE:** Buyer agrees to have an agent on the premises at the agreed upon time to accept goods, deliveries, installation, and completed work. All goods and services shall be considered accepted after Buyer or his agent has signed an acknowledgement document(s). All claims or exceptions must be made in writing the date the work is substantially complete. Notwithstanding the foregoing, if Buyer or Buyer's agent is unavailable or unwilling to sign acknowledgment document(s), Buyer shall be deemed to have accepted the goods and services "as is" or as otherwise noted by Seller on the acknowledgement document.
- D. **DROP SHIPMENTS:** In case of drop shipments where goods are delivered without installation, Buyer will receive, inspect, and install, at its cost, ordered goods and materials. Buyer is also responsible for filing necessary freight claims in the event of damage. Buyer shall have no claims against Seller due to damage during shipment, and may not withhold payment on account thereof.
- E. **CONDITION OF JOB SITE:** Buyer's job site shall be clean, clear of all obstructions, and free of debris prior to any Seller installation. Charges will be assessed to the Buyer for excessive handling, storage and transportation incurred because of site conditions, activity of other trades, or other reasons not specifically identified in the price quotation, at a standard hourly rate, or at actual charges plus fees, if labor is performed by a third party.
- F. **JOB SITE SERVICES:** Buyer will furnish electrical current, heating, lighting, trash disposal containers, hoisting and/or elevator services, and suitable unobstructed dock space and staging areas at the job site without charge to Seller if Seller is to provide installation. If Seller is required to remove or handle existing furniture, the additional cost of moving and transporting shall be billed to the Buyer on an hourly basis. Once installation has begun, Buyer agrees to assume any expense incurred by Seller due to changes made at the Buyer's request or for any reason beyond Seller's reasonable commercial control. If the Agreement requires Sellers to install goods, and Buyer makes any request of Seller for changes or amendments to the installation portion of the contract, Seller shall not be required to make those changes or amendments until reduced to writing and signed by Buyer.
- G. **ELECTRICAL INSTALLATION:** Unless specifically included as part of Seller's installation obligations, a licensed electrician may be required to install electrical product including outlets, task lights, and hook-ups to base building power. If Seller determines that an electrician is required, Buyer will be responsible for contracting and paying the electrician.
- H. **PROTECTION OF DELIVERED GOODS:** Buyer is responsible for security and safekeeping of goods after delivery to Buyer's site, or into storage negotiated by Buyer if the job site is not ready on an agreed upon delivery date, and Buyer shall assume any risk of damage or loss thereof.
- I. **DAMAGED GOODS:** If Seller is not required to install the goods, Buyer must notify Seller of any damage to the goods within seven (7) days of receipt of delivery of the goods. The notice must be in writing and must specifically identify the goods that are damaged, and the nature of the damage. The notice must include pictures of the damage to the packing container and the damage to the goods. If the damage was caused during transit, Buyer must file its claim with the shipping company who caused the damage, with a copy sent to Seller. Note paragraph 4(c) above. Likewise, Buyer is required to and must send pictures of damaged goods, packages and labels to initiate any available damage or warranty claim(s). Failure to report damages within the required reporting period with the required information may negate any warranty claims and Buyer shall accept responsibility for any and all costs associated with replacement or repairs of damaged goods.
- J. **DELIVERY AND INSTALL WARRANTY:** Seller shall warrant all delivery and installation services against defects in performance for a period of one (1) year following delivery. If this proposal includes the provision of delivery and installation services, Seller warrants that delivery and installation services performed by Seller or by a permitted Subcontractor or agent of Seller, shall be performed in a good and workmanlike manner consistent with the best practices in the industry. In the event of a delivery and installation service defect, the Seller shall repair, replace or re-perform the defective goods or service, at Seller's sole discretion, at no cost to the Buyer. Subject to the terms of any manufacturer's warranty, all delivery and installation services performed after the one (1) year delivery and install warranty period including but not limited to product warranties, service, repairs, replacement, etc. shall be paid for by Buyer at Buyer's expense.



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6. **ADDITIONAL TERMS**

- A. **DISCLAIMER OF WARRANTIES:** BUYER AGREES THAT THE GOODS ARE OF THE SIZE AND DESIGN SELECTED BY BUYER AND THAT BUYER IS SATISFIED THAT SAME IS SUITABLE FOR BUYER'S PURPOSES. SELLER HAS MADE NO REPRESENTATION OR WARRANTY AS TO ANY MATTER WHATSOEVER. SELLER DISCLAIMS AND BUYER EXPRESSLY WAIVES AS TO SELLER, ALL WARRANTIES WITH RESPECT TO THE GOODS, INCLUDING BUT NOT LIMITED TO ALL EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, QUALITY, CAPACITY, OR WORKMANSHIP. NOTHING CONTAINED HEREIN SHALL DIMINISH THE RIGHT OF BUYER TO EXERCISE ALL RIGHTS AND REMEDIES AGAINST THE MANUFACTURER OF THE GOODS FOR MANUFACTURER WARRANTIES. IN NO EVENT SHALL SELLER BE LIABLE UNDER ANY THEORY AT LAW OR EQUITY FOR ANY LOSS OF USE, REVENUE, ANTICIPATED PROFIT OR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATED TO THE DESIGN AND USE OF THE GOODS. SELLER SHALL ADVISE BUYER OF ALL RELATED MANUFACTURERS' WARRANTIES UPON BUYER'S REQUEST.
- B. **RESALE:** On any resale of the goods, Buyer shall contractually limit its buyer's warranty against both Buyer and Seller to the same extent as set forth above limits the warranty offered by Seller.
- C. **ACTS BEYOND REASONABLE CONTROL:** Beyond those areas set forth above, Seller shall not be liable for any delay or failure to deliver any or all of the goods or materials caused by tariffs, shipping delays, port authority delays, installation site delays, labor disputes, strikes, acts of God, or other delays beyond the reasonable control of Seller, as otherwise identified in paragraph 5.A. above, which is incorporated herein by reference.
- D. **ASSIGNMENT:** Buyer shall not assign its rights or obligations under this Agreement without the prior written consent of Seller.
- E. **INDEMNIFICATION:** Buyer shall indemnify, defend, and hold harmless Seller and its subsidiaries, affiliates, successors or assigns, and their respective directors, officers, shareholders and employees from and against any and all losses, damages, suits, civil actions, claims, costs, judgments, penalties or expenses (including, but not limited to, reasonable attorneys' fees) for injuries or deaths of persons, loss or destruction of or damage to property or delays in performance, and for any and all other injuries, losses, damages, suits, civil actions, claims, costs, judgments, penalties or expenses (including, but not limited to, reasonable attorney's fees) ("Claims") arising from, associated with or related to, in any way, the actions or omissions of Buyer or its employees, subcontractors or representatives, including but not limited to: (i) failure to comply with laws, codes, ordinances, orders, rules and regulations of all local, state and federal governments and agencies and instrumentalities; (ii) employment practices, including wage and payment issues; or (iii) the presence of Seller or its employees, subcontractors or representatives upon Buyer's premises or use or possession of Buyer's property, arising from or related to: i) Buyer's breach of any of Buyer's obligations under this Agreement and from; ii) any actions or inactions that would create liability on Buyer's behalf to any other person or entity except when caused by Seller's gross negligence or willful misconduct. Seller will defend, indemnify and hold harmless Buyer and its subsidiaries, affiliates, successors or assigns, and their respective directors, officers, shareholders and employees from and against any and all losses, damages, suits, civil actions, claims, costs, judgments, penalties or expenses (including, but not limited to, reasonable attorneys' fees) for injuries or deaths of persons, loss or destruction of or damage to property or delays in performance, and for any and all other injuries, losses, damages, suits, civil actions, claims, costs, judgments, penalties or expenses (including, but not limited to, reasonable attorney's fees) ("Claims") arising from, associated with or related to actions or omissions of Seller or its employees, subcontractors or representatives, including but not limited to Seller's failure to comply with laws, codes, ordinances, orders, rules and regulations of all local, state and federal governments and agencies and instrumentalities or the gross negligence of Seller or its employees, subcontractors or representatives upon Buyer's premises or use or possession of Buyer's property.
- F. **DEFAULT:** If Buyer fails to pay any amount due hereunder after the same is due and payable Buyer shall be deemed to be in breach and default hereunder. If Buyer fails to observe, keep, or perform any other provision of this Agreement, then the Seller shall have the right to exercise any one or more of the following remedies without prejudice to such remedies as may otherwise exist at law or in equity: i) to declare the entire amount due hereunder immediately due and payable and to: i) sue for damages, ii) enforce Seller's purchase money security interest in the goods and materials, regardless if the goods and materials are in Buyer's possession or not, iii) to pursue any other remedies provided by law. Recovery of possession of the goods and materials shall not be in lieu of the monies owed, and the goods and materials shall be sold and the proceeds applied to the unpaid balance of the indebtedness. Buyer shall remain liable for any unpaid balance after recovery and sale of these secured goods and materials. If Buyer is in breach or default hereunder and Seller incurs any legal costs or expenses, including actual attorney fees, Buyer shall reimburse Seller for the costs, expenses and attorney fees as part of Seller's damages.



Proposal

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- G. **NO WAIVER:** Seller's waiver of any right on one occasion shall not be a waiver of any future exercise of that right.
- H. **LAW:** The Agreement shall be deemed entered into, and performed in substantial part, in Oakland County, Michigan. The Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without regard to its conflict of law provisions. The parties hereto agree to submit to the exclusive personal jurisdiction of the state or federal courts serving Oakland County, Michigan for the resolution of any claim or cause of action that arises from or related to this Agreement or the goods or services provided by Seller.
- I. **MEDIATION/ARBITRATION:** At Seller's sole cost and expense any breach or default of Buyer may be resolved through mediation or binding Arbitration through the American Arbitration Association managed through its Michigan office.



CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this 2nd day of September,2025, by and between **Walton County, GA**, hereinafter termed the “Owner”, and **SDR**, hereinafter termed the “Contractor”.

WITNESSETH

WHEREAS, the Owner has cause to be prepared, in accordance with law, the Contract Documents for the work herein described, and has approved and adopted the Contract Documents, and has received a proposal for furnishing materials, labor and equipment for, and in connection with, all work as indicated in the Contract Documents, and in accordance with the terms of this Contract; and

WHEREAS, the Contractor, in response to the Request for Proposals, has submitted to the Owner, in the manner and the time specified, a sealed Proposal in accordance with the terms of the Request for Proposals and Instructions to Bidders, all of which are incorporated in and become terms of this Agreement; and

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and reviewed the Proposals submitted and, as a result of such review, has determined and declared the Contractor to be the successful bidder for said work, and has duly awarded to the said Contractor a Contract for and in consideration of the mutual covenants herein contained.

NOW, THEREFORE, the parties have agreed and do hereby agree, the Owner for itself and its successors, and the Contractor for itself, and its successors or executors and administrators, as follows:

SECTION A – SERVICES

The Contractor shall, from time to time, upon Notice to Proceed by the Owner, furnish Debris Removal and Management Services to the Owner, in accordance with the terms and conditions contained in the Request for Proposals attached hereto, and all addendums to the Request for Proposals.

SECTION B – COMPENSATION FOR SERVICES

The Contractor shall be compensated for services provided to the Owner under the terms of the Request for Proposals and in accordance to the attached Price Proposal Form. The Contractor shall provide to the Owner or the Owner’s authorized representatives, access to any books, documents, papers, and



records, electronic or otherwise, which are directly pertinent to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The Contractor shall retain records relating to this Agreement for three years after termination and all other pending matters are closed.

SECTION C – TERMS AND CONDITIONS

- 1. Permit Assistance:** To the extent applicable, the Owner shall assist the Contractor in obtaining all necessary governmental permits required for the performance of the Services. The Owner shall comply with all County, State, and Federal ordinances, rules and laws pertaining to the Contractor's work.
- 2. Insurance:** The Contractor shall maintain all insurance requirements in accordance to the terms of the Request for Proposals throughout the term of this Agreement.
- 3. Standard of Care, Hold Harmless, and Indemnity:** The Services shall be conducted by the Contractor consistent with the level of care and skill ordinarily exercised by providers of the same services acting under similar circumstances and conditions. The Contractor shall indemnify and hold the Owner harmless from all damages or suits or actions brought against the Owner as a result of any act or failure to act by the Contractor, its agents, servants, or employees.
- 4. Force Majeure: Neither** party shall be responsible for damages or delays caused by Force Majeure or other events beyond the control of the other party and which could not reasonably have been anticipated or prevented. For purposes of this Agreement, Force Majeure includes, but is not limited to, adverse weather conditions, floods, epidemics, war, riot, strikes, lockouts, and other industrial disturbances; unknown site conditions, accidents, sabotage, fire loss, unavailability of labor, material, fuel, services; court orders; acts of God; acts, orders, laws, or regulations of the Government of the United States or the several states, or any foreign country, or any governmental agency. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the Service may be continued.



5. **Term:** The term of this agreement shall be for **1** year(s), beginning **September 2, 2025** and ending on **September 1, 2026** with the option to renew for up to **4** one-year renewals, on the same terms and conditions, for a total possible life of **5** years.
6. **Payment:** Upon proper invoicing by the Contractor to the Owner, prompt payment terms are Net 45 days. Delinquent payments may result in a 1.5% interest fee compounded monthly.
7. **Termination:** This Agreement may be terminated by either party upon thirty (30) days written notice to the other party. The Owner reserves the right to terminate this Agreement for either cause or convenience. Irrespective of which party terminates, or the cause thereof, the Owner shall, within thirty (30) days of termination, compensate the Contractor for services provided, if any, up to the time of termination.
8. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes any and all prior written or oral agreements existing between the parties. The contract documents which comprise and supplement the Contract between the County and Contractor consist of the following documents, which documents are made part of this Contract as fully as if disclosed and written at length and made a part hereof:
 - A. This Contract;
 - B. The Request for Proposals;
 - C. The Invitation to Request for Proposals;
 - D. General Conditions;
 - E. Scope of Services;
 - F. Contractor's Proposal;
 - G. Contractor's Insurance certifications;
 - H. Notice of Award;
 - I. Notice to Proceed; and
 - J. Any modifications, including Change Orders duly delivered after execution of this Contract.

This agreement may be amended only by written instrument signed by both parties.

9. **Precedence:** This Agreement shall take precedence over any inconsistent or contradictory provisions contained in any purchase order, requisition, notice to proceed, or like document regarding the Services.



10. **Survival:** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the Owner and the Contractor shall survive the completion of Services hereunder and the termination of this Agreement

SECTION D – 2 CFR 200 CONTRACT PROVISIONS

1. TERMINATION FOR CONVENIENCE

A. Termination. The Jurisdiction may, when the interests of the Jurisdiction so require, terminate this Contract in whole or in part, for the convenience of the Jurisdiction. The Jurisdiction shall give written notice of the termination to Contractor specifying the part of the Contract terminated and when termination becomes effective.

B. Contractor's Obligations. Contractor shall incur no further obligations in connection with the terminated work and on the date set in the notice of termination, Contractor will stop work to the extent specified. Contractor shall also terminate outstanding orders and subcontracts as they relate to the terminated work. Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders connected with the terminated work. The Jurisdiction may direct Contractor to assign Contractor's right, title, and interest under terminated orders or subcontracts to the Jurisdiction. Contractor must still complete the work not terminated by the notice of termination and may incur obligations as are necessary to do so.

2. TERMINATION FOR CAUSE

A. Cause. If Contractor refuses or fails to perform any of the provisions of this Contract with such diligence as will ensure its completion within the time specified in this Contract or any extension thereof, or otherwise fails to timely satisfy the Contract provisions, or commits any other substantial breach of this Contract, the Jurisdiction may notify Contractor in writing of the delay or nonperformance and if not cured in ten (10) days or any longer time specified in writing by the Jurisdiction, such officer may terminate Contractor's right to proceed with the Contract or such part of the Contract as to which there has been delay or a failure to properly perform. In the event of termination in whole or in part, the Jurisdiction may procure similar supplies or services in a manner and upon terms deemed appropriate by the Jurisdiction. Contractor shall continue performance of the Contract to the extent it is not terminated and shall be liable for excess costs incurred in procuring similar goods or services.



B. Contractor's Duties. Notwithstanding termination of the Contract and subject to any directions from the Jurisdiction, Contractor shall take timely, reasonable, and necessary action to protect and preserve property in the possession of Contractor in which the Jurisdiction has an interest.

C. Compensation. Payment for completed services delivered and accepted by the Jurisdiction shall be at the Contract price. The Jurisdiction may withhold from amounts due Contractor such sums as the Jurisdiction deems to be necessary to protect the Jurisdiction against loss because of outstanding liens or claims of former lien holders and to reimburse the Jurisdiction for the excess costs incurred in procuring similar goods and services.

D. Excuse for Nonperformance or Delayed Performance. Except with respect to defaults of subcontractors, Contractor shall not be in default by reason of any failure in performance of this Contract in accordance with its terms (including any failure by Contractor to make progress in the prosecution of the work hereunder which endangers such performance) if Contractor has notified the Agency Head or designee within 15 days after the cause of the delay and the failure arises out of causes such as: acts of God; acts of the public enemy; acts of the State and any other governmental entity in its sovereign or contractual capacity; fires; floods; epidemics; quarantine restrictions; strikes or other labor disputes; freight embargoes; or unusually severe weather. If the failure to perform is caused by the failure of a subcontractor to perform or to make progress, and if such failure arises out of causes similar to those set forth above, Contractor shall not be deemed to be in default, unless the services to be furnished by the subcontractor were reasonably obtainable from other sources insufficient time to permit Contractor to meet the Contract requirements. Upon request of Contractor, the Jurisdiction shall ascertain the facts and extent of such failure, and, if such officer determines that any failure to perform was occasioned by any one or more of the excusable causes, and that, but for the excusable cause, Contractor's progress and performance would have met the terms of the Contract, the delivery schedule shall be revised accordingly, subject to the rights of the Jurisdiction under the clause entitled "Termination for Convenience. (As used in this paragraph of this clause, the term "subcontractor" means a subcontractor at any tier)

E. Erroneous Termination for Default. If, after notice of termination of Contractor's right to proceed under the provisions of this clause, it is determined for any reason that the Contract was not in default under the provisions of this clause, or that the delay was excusable under the provisions of Paragraph (D) (Excuse for Nonperformance or Delayed Performance) of this clause, the rights and obligations of the parties shall, if the contract contains a clause providing for termination for convenience for the Jurisdiction, be the same as if the notice of termination had been issued pursuant to a termination for convenience.



3. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.



(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and



relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. COMPLIANCE WITH COPELAND "ANTI-KICKBACK" ACT

Contractor. The contractor shall comply with 18 U.S.C 874, 40 U.S.C. 3145, and the requirements of 29 C.F.R. Part 3 as many be applicable, which are incorporated by reference into this contract.

Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may be appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor or subcontractor as provided in 29 C.F.R. 5.12.

6. COMPLIANCE WITH THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any work week



in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$26 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The jurisdiction shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

7. CLEAN AIR ACT

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
2. The contractor agrees to report each violation to the Jurisdiction and understands and agrees that the Jurisdiction will, in turn, report each violation as



required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

8. FEDERAL WATER POLLUTION ACT

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Jurisdiction and understands and agrees that the Jurisdiction will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. SUSPENSION AND DEBARMENT

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Jurisdiction. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (insert name of recipient/subrecipient/applicant), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions



10. BYRD ANTI-LOBBYING AMENDMENT

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)
Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification.

**APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING
Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.



This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Name and Title of Contractor's Authorized Official

Date

11. PROCUREMENT OF RECOVERED MATERIALS

- (i) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired— • Competitively within a timeframe providing for compliance with the contract performance schedule; • Meeting contract performance requirements; or • At a reasonable price.
- (ii) Information about this requirement, along with the list of EPA designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
- (iii) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

12. DOMESTIC PREFERENCE FOR PROCUREMENTS

As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of this clause: Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.



13. ACCESS TO RECORDS

Access to Records. The following access to records requirements apply to this contract:

- (1) The Contractor agrees to provide the jurisdiction, the State, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- 2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- (3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- (4) In compliance with the Disaster Recovery Act of 2018, the jurisdiction and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

14. DISPUTE RESOLUTION

The Contractor and Jurisdiction agree that it is in their mutual interest to resolve disputes informally. A claim by the Contractor shall be submitted in writing to the Jurisdiction’s designee for resolution. The Contractor and Jurisdiction shall negotiate in good faith and use all reasonable efforts to resolve such dispute(s). During the time the Contractor and Jurisdiction are attempting to resolve any dispute, each shall proceed diligently to perform their respective duties and responsibilities under this Contract or the PA program.

If a dispute cannot be resolved between the Contractor and Jurisdiction within thirty (30) days after delivery of notice, either entity may elect to exercise any other remedies available under this Contract, or at law. This term shall not constitute an agreement by either Contractor or Jurisdiction to mediate or arbitrate any dispute.

15. CONTRACT CHANGES

Contract changes, if any, over the life of the contract shall be implemented by contract amendments agreed to in writing by the Jurisdiction and Contractor.

16. DHS SEAL, LOGO AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval



17. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.

18. NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

19. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

"The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

20. AFFIRMATIVE SOCIOECONOMIC STEPS

If subcontracts are to be let, the prime contractor is required to take all necessary steps in 2 C.F.R. 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

21. LICENSE AND DELIVERY OF WORKS SUBJECT TO COPYRIGHT AND DATA RIGHTS

The Contractor grants to the Owner a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Contractor will identify such data and grant to the Owner or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Contractor will deliver to the Owner data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the Owner.



22. REMEDIES FOR BREACH (2 CFR Part 200, App. II(A))

In the event the Contractor materially fails to comply with any term of this Contract, the Owner/Recipient may pursue any remedy available at law, in equity, or under this Contract, including but not limited to: (a) requiring cure of the failure within a specified time; (b) withholding payments until the failure is corrected; (c) disallowing all or part of the cost of the activity or action not in compliance; (d) assessing actual damages and/or liquidated damages (if applicable); (e) reducing the scope of work and/or price; (f) suspending work; (g) terminating the Contract for cause; and (h) pursuing debarment and suspension remedies as applicable.

The Contractor shall be liable for all costs incurred by Owner/Recipient in exercising remedies, including reasonable attorneys' fees where permitted by applicable law.

The Contractor shall include this provision in all subcontracts and purchase orders funded in whole or in part with Federal award funds.

23. DAVIS-BACON ACT (when applicable)

If this Contract is a covered contract for construction, alteration, or repair and Davis-Bacon prevailing wage requirements are applicable to the Federal award, the Contractor shall comply with the Davis-Bacon Act (40 U.S.C. 3141–3148) and related U.S. Department of Labor regulations (29 CFR Part 5). The Contractor shall pay all laborers and mechanics employed under this Contract no less than the applicable prevailing wage rates and fringe benefits, as determined by the U.S. Department of Labor, and shall comply with all applicable reporting, posting, and payroll record requirements.

The Contractor shall permit access to its payrolls and related records for inspection by the Owner/Recipient, the Federal awarding agency, and the Comptroller General of the United States (or their authorized representatives) as required by applicable law and the Federal award.

The Contractor shall include this provision in all subcontracts at any tier for covered construction work.



24. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (2 CFR §200.216)

The Contractor is prohibited from using Federal award funds to: (a) procure or obtain; (b) extend or renew a contract to procure or obtain; or (c) enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to covered telecommunications equipment or services described in section 889 of Public Law 115-232.

The Contractor shall include this provision in all subcontracts, purchase orders, and other agreements funded in whole or in part with Federal award funds.

25. COST AND PRICE REQUIREMENTS (2 CFR §200.323)

Where required by the Owner/Recipient to support compliance with 2 CFR §200.323, the Contractor shall provide information necessary to permit the Owner/Recipient to perform a cost analysis and/or price analysis and to document the procurement file. Upon request, such information may include, as applicable: itemized cost breakdowns, labor rates and categories, equipment rates, subcontractor quotations, material invoices, and other data supporting the reasonableness of proposed and incurred costs.

The Contractor shall maintain records sufficient to demonstrate that costs charged to this Contract are allowable, allocable, and reasonable, and shall make such records available in accordance with the Access to Records requirements of this Contract.

The Contractor shall include this provision in all subcontracts funded in whole or in part with Federal award funds when required to support the Owner/Recipient's compliance obligations.



IN WITNESS WHEREOF, the undersigned parties have hereby caused this Agreement to be duly executed on the day and year first written.

WALTON COUNTY, GEORGIA

SOUTHERN DISASTER RECOVERY, LLC

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



CONTACT INFORMATION SHEET

JOB NAME

STARTING DATE

COMPANY NAME

OWNER'S NAME

OWNER'S PHONE NUMBER

OWNER'S EMAIL ADDRESS

CONTACT PERSON NAME

CONTACT PERSON TITLE

CONTACT PERSON PHONE

CONTACT PERSON EMAIL

CONTACT FOR INVOICES
(if different from Contact Person)

INVOICE CONTACT EMAIL

COMPANY ADDRESS

CITY, STATE, ZIP

Recording Requested by and Return to:
Crown Castle
8020 Katy Freeway, Suite 900
Houston, TX 77024
Attn: CCRE Department

Cross Reference to:
Deed _____, Page _____
Walton County, Georgia Records

STATE OF GEORGIA)

COUNTY OF WALTON)

**MEMORANDUM OF SECOND AMENDMENT TO
LICENSE AGREEMENT**

THIS MEMORANDUM OF SECOND AMENDMENT TO LICENSE AGREEMENT (“Memorandum”) is made and entered into as of the last date of execution set forth below, by and between **BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA**, a political subdivision of the state of Georgia (having a mailing address of 303 South Hammond Drive, Suite 333, Monroe, Georgia 30655) (“**Owner**”), and **PINNACLE TOWERS LLC**, a Delaware limited liability company, formerly known as Pinnacle Towers Inc. prior to a State of Delaware conversion (having a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317) (“**Licensor**”).

WITNESSETH:

WHEREAS, Owner and Licensor entered into that certain License Agreement dated March 31, 2001 (the “**Original License**”), covering certain real property, together with an easement for ingress, egress and utilities thereto, described in **Exhibit “A”** attached hereto (the “**Demised Premises**”);

WHEREAS, the Original License was amended by that certain First Amendment to License Agreement dated August 7, 2018 (the “**First Amendment**” and together with the Original License, the “**License**”);

WHEREAS, the License has an original term (including all extension terms) that will terminate on August 6, 2033 (the “**Original Term**”); and

WHEREAS, effective as of the date of this Memorandum, Owner and Licensor have amended the License pursuant to a Second Amendment to License Agreement (the “**Amendment**”) and desire to acknowledge, confirm and make record of the Amendment.

NOW, THEREFORE, Owner and Licensor hereby acknowledge and agree that the following accurately represents the License, as amended by the Amendment:

Owner: Board of Commissioners of Walton County, Georgia, a political subdivision of the state of Georgia, with a mailing address of 303 South Hammond Drive, Suite 333, Monroe, Georgia 30655.

Licensor: Pinnacle Towers LLC, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

Demised Premises: The real property leased by Owner to Licensor, together with an easement for ingress, egress and utilities thereto, is described in **Exhibit “A”** attached to this Memorandum and incorporated herein by this reference.

Expiration Date: If not otherwise extended or renewed, the License shall expire on August 6, 2028.

Right to Extend or Renew: Licensor has seven (7) remaining options to extend the License for successive periods of five (5) years each on the terms and conditions set forth in the License, as amended. If Licensor exercises all extensions/renewals, the final expiration of the Agreement will occur on August 6, 2063.

Option to Purchase: No.

Right of First Refusal: Yes, limited to the Demised Premises and subject to the terms and conditions set forth in the Amendment.

All of the terms, provisions, covenants and agreements contained in the License, as amended by the Amendment, are hereby incorporated herein by reference in the same manner and to the same extent as if all such terms, provisions, covenants and agreements were fully set forth herein. Owner and Licensor ratify, confirm and adopt the License, as amended by the Amendment, as of the date hereof and acknowledge that there are no defaults under the License, as amended, or events or circumstances which, with the giving of notice or passage of time or both, would ripen into events of default. Except as otherwise expressly amended herein, all the terms and conditions of the License shall remain and continue in full force and effect. This Memorandum will be recorded in the applicable land records and is intended to provide notice to third parties of the

License and any and all amendments thereto. The License and any and all amendments thereto contain terms and conditions in addition to those set forth in this Memorandum. This Memorandum is not intended to amend or modify the terms and conditions of the License or of any amendments thereto. To the extent that the terms and conditions of this Memorandum differ from the terms and conditions of the License and/or any amendments thereto, the terms and conditions of the License and/or any amendments thereto shall govern and prevail. Capitalized terms not otherwise defined herein shall have the meaning defined in the License and/or any amendments thereto. This Memorandum may be executed in two (2) or more counterparts and by facsimile, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement and Memorandum of Second Amendment to Land Option and Lease Agreement effective as of the day and year first written above.

OWNER:

Signed, Sealed and
Delivered in the Presence of:

**BOARD OF COMMISSIONERS
OF WALTON COUNTY, GEORGIA**
a political subdivision of the state of Georgia

Unofficial Witness

By: _____ (SEAL)
Name: _____
Its: _____
Date: _____

Notary Public

ATTEST:

MY COMMISSION EXPIRES:

By: _____
Printed Name: _____
Title: _____

Signed, Sealed and
Delivered in the Presence of:

Unofficial Witness

Notary Public

MY COMMISSION EXPIRES

LICENSOR:

PINNACLE TOWERS LLC,
a Delaware limited liability company

By: _____ (SEAL)

Name: _____

Its: _____

Date: _____

EXHIBIT "A"

Tower site facilities located at 2640 Whitney Road Monroe, Georgia East of Highway 11.
Note: Licensor may, at Licensor option revise this Exhibit B to accurately reflect the description of the Demised Premises as may be determined by a survey, and/or an "as-built" construction drawing of the Demised Premises.

Being a portion of the real property conveyed to owner pursuant to that certain deed recorded in Book 2299 Page 298, Parcel ID C1400054.

RESOLUTION

2026-_____

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

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

WHEREAS, Walton County’s current Synovus **VISA** aggregate credit card limit is \$45,000.00; and

WHEREAS, an increase in employees and inflation as well as the ability to undertake in-person activities, Walton County desires to increase its Synovus VISA aggregate credit card limit to \$100,000.00; and

WHEREAS, the increase in the Synovus VISA credit card limit requires Board approval for an increase; and

WHEREAS, the Board of Commissioners of Walton County finds that the increase in the County’s Synovus VISA aggregate credit card limit to \$100,000.00 is in the best interest of Walton County employees and the citizens of Walton County, Georgia; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Walton County, Georgia as follows:

Walton County is hereby authorized to increase its Synovus VISA credit card limit to \$100,000.00.

APPROVED AND ADOPTED THIS 3RD DAY OF MARCH, 2026.

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

**By: _____
Chairman, David G. Thompson**

**Attest: _____
County Clerk, Rhonda Hawk
(COUNTY SEAL)**