

April 6, 2021

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, April 6, 2021 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, Asst. Human Resources Director Melissia Rusk and County Attorney Chip Ferguson. Commissioner Shelnut was absent. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

PUBLIC COMMENT

State Representative Tom Kirby spoke during public comment concerning safety issues with the round-about on Broadnax Mill Road. Chairman Thompson thanked the many volunteers for their service with the COVID-19 vaccinations. He also recognized area restaurants and Donna Hawk, Executive Assistant, for being instrumental in the donation of lunches for volunteers.

MEETING OPENING

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

ADOPTION OF AGENDA

***Motion:** Commissioner Bradford made a motion to adopt the agenda. Commissioner Banks seconded the motion. All voted in favor.*

PLANNING COMMISSION RECOMMENDATIONS

Approval of CU20120002 Conditional Use for telecommunications tower – Applicant: Brian M Devine (Verizon Wireless)/Owner: Gwen Burnham - 1811 Michael Rd-Map/Parcel C1620010 – District 4 (tabled 2/2/21)

***Motion:** Chairman Thompson made a motion to approve per the Planning Commission recommendations. Commissioner Banks seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Adams and Dixon voted in favor of the motion. Commissioner Bradford voted against the motion. The motion carried.*

Approval of CU21010012 for Guest House on 4.00 acres - Applicants/Owners: Jubencio Trujillo & Crystal Findura - 1470 Old Monroe Madison Hwy Map/Parcel C1660185D00 - District 6

Chairman Thompson opened the public hearing on the matter. Applicant Crystal Findura spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Bradford to approve the conditional use. All voted in favor.*

Approval of Z21010015 - Rezone 3.723 acres from A1 to A2 for 2 buildable lots - Applicants/Owners: Steve & Carol Britt - 670 Frost Rd Map/Parcel C1390077A00 - District 4

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

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

Approval with condition CU21010018 - Conditional Use for Guest House on 1.73 acres - Applicant/Owner: Gregory Hardy - 794 Social Circle Fairplay Rd Map/Parcel C1710013 - District 4

Chairman Thompson opened the public hearing on the matter. Applicant Gregory Hardy spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to approve the rezone removing the condition by the Planning Commission for a paved apron. Commissioner Banks seconded the motion. All voted in favor.*

Approval with conditions Z21010019 - Rezone 8.00 acres from B1 & R1 to B2 for mini storage units with conditional use for outside storage & a car lot - Applicant: Devin Smith/Owner: Belshe Industries Inc - 325 Hwy 78 & Bradley Gin Rd Map/Parcel C1770035 - District 4

Chairman Thompson opened the public hearing on the matter. Commissioner Bradford stated that the applicant was not present and would like to have the matter tabled. Adam Kirk, a resident of Bradley Gin Subdivision spoke in opposition to the rezone stating his concerns over traffic, safety and the turn radius from Hwy. 78. Ed Layman also spoke in opposition with safety concerns. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to table the matter until the May 4, 2021 meeting. Commissioner Dixon seconded the motion; voted and carried unanimously.*

Approval with conditions Z21020001 - Rezone 7.34 acres from OI to B3 to park tractor trailers/cranes and have an office building - Applicant: TMC Cranes LLC/Owner: Allen M Connerly - 2210 Highway 11 Map/Parcel C0860021 - District 5

Chairman Thompson opened the public hearing on the matter. Tommy Deloch of TMC Cranes spoke in favor on behalf of applicant Allen Connerly. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Adams made a motion to approve the rezone per the Planning Commission recommendations. Commissioner Bradford seconded the motion and all voted in favor.*

Approval with conditions AZ21020002 - Remove zoning conditions on 7.95 acre tract - Applicant: Nathan Purvis (PP Property Management, Inc.)/Owner: Walton BGS Partners LLC (Hal Breedlove) - 2940 Hwy 81-Map/Parcel C0490001 - District 3

Chairman Thompson opened the public hearing on the matter. Attorney Andrea Gray spoke on behalf of applicant Nathan Purvis and discussed removal of zoning conditions. Mark Watson spoke in favor of the rezone asking they be required to have a driveway off the state highway. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

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

Approval with conditions Z21020004 - Rezone 30.67 acres from A1 to R1 RND for a residential subdivision - Applicant: CTX Funding SPE, LLC/Owners: Edward & Nancie Albin & CTX Funding SPE LLC - 3215 & 3195 Tig Knight Rd Map/Parcels C0470003&0004 - District 2

Chairman Thompson opened the public hearing on the matter. Attorney Kathy Zickert of Smith, Gambrell & Russell spoke on behalf of applicant Jeff Henson. She stated that her client was amenable to the Planning Commission recommendations. Bob Summers, the former land owner also spoke in favor of the rezone. Attorney Warren Tillary of Smith, Welch, Webb & White spoke in opposition on behalf of Jose Umanzor and Sandra Rangel. He stated that his client's property abuts the proposed subdivision and stated their concerns over lack of sewer, small lots, no fire station close by and was not consistent with the Comprehensive Land Use Plan. He also stated his clients would not be able to use their property as agriculture for which it is currently zoned. He further presented a letter reserving their constitutional rights and ask for 100' buffer on the other boundary. Tim Morris, Amy Elliott and Richard Taylor also spoke in opposition stating their concerns with the City of Loganville not approving sewer. Kathy Zickert spoke in rebuttal stating the concerns were not creditable and that the rezone is an appropriate application and complies with the Comprehensive Land Use Plan. She further asked that the rezone be

approved per the recommendations of the Planning Commission. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Banks made a motion to table indefinitely until the Board could receive clarity on the sewer from the City of Loganville. Commissioner Bradford seconded the motion. All voted in favor.*

Approval with conditions CU21020005 - Conditional Use for event facility on a 41.5 acre tract - Applicant: William J Gregg Jr./Owner: Estate of Patricia Gregg - 829 Poplar St-Map/Parcel C1340013 District 5

Chairman Thompson opened the public hearing on the matter. Applicant William J. Gregg, Jr. (Joe) spoke in favor of the conditional use and asked that the Board lift the 10:00 p.m. restriction by the Planning Commission. He requested the time be restricted to 11:30 or 11:00 p.m. minimum and stated he had no issues with the other recommendations by the Planning Commission. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Adams made a motion to approve per the Planning Commission recommendations and change the time restriction to 11:00 p.m. Commissioner Bradford seconded the motion; voted and carried unanimously.*

PLANNING & DEVELOPMENT

Acceptance of Right of Way - Haddonstone Subdivision - Flagstone Lane and Flagstone Way
Acceptance of Right of Way - Glen Cove Subdivision - Charmond Drive and Margaux Court

***Motion:** Commissioner Warren made a motion to accept the Right of Way at Flagstone Lane and Flagstone Way in Haddonstone Subdivision and Charmond Drive and Margaux Court in Glen Cove Subdivision. Commissioner Adams seconded the motion. All voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of March 2, 2021 Meeting Minutes**
- 2. Contracts & Budgeted Purchases of \$5,000.00 or Greater**
- 3. Declaration of Surplus Property**
- 4. Proposal Jail Design - Precision Planning (for the record)**
- 5. Lease Amendments - USDA**
- 6. GovDeals Agreement - Addendum to Financial Settlement Services**
- 7. IGA - City of Walnut Grove - Magnolia Springs Resurface**

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

RESOLUTIONS

FY 21 Budget Amendments

Motion: *Commissioner Warren made a motion, seconded by Commissioner Dixon to adopt the Resolution for FY 21 Budget Amendments as presented by Finance Director Milton Cronheim. All voted in favor.*

CONTRACTS

Agreement - Insurance Office of America

Chairman Thompson submitted an agreement with Insurance Office of America. He explained the change in brokers would help the County save money on employee health insurance and that he would like for 65% of the documented savings to be returned to the employees as pay increases. Finance Director Milton Cronheim spoke in favor of the change. He stated that the HR Director of Cherokee County spoke highly of them and that the employees love the coverage. Cherokee County has been with IOA for several years.

Motion: *Commissioner Bradford made a motion to approve the agreement with Insurance Office of America. Attorney Chip Ferguson suggested he amend the motion to approve the agreement subject to review by the County Attorney. Commissioner Bradford amended his motion. Chairman Thompson seconded the motion and all voted in favor.*

Central Square Software Upgrade

Finance Director Milton Cronheim presented a contract to upgrade the Central Square Software. The upgrade will be cloud based and used by Finance, Purchasing, Human Resources and Planning and Development. The initial cost would be \$253,862.00 with a credit given toward maintenance already paid in the amount of \$17,537.01, bringing the total startup cost to be \$236,234.99.

Motion: *Commissioner Bradford made a motion approve the Central Square Software Upgrade. Commissioner Adams seconded the motion; voted and carried unanimously.*

PARKS AND RECREATION

Proposed Fee Schedule and Rental - Between Splash Park

Motion: *Commissioner Warren made a motion, seconded by Commissioner Banks to approve the proposed fee schedule for the Between Splash Park. All voted in favor.*

ACCEPTANCE OF BIDS/PROPOSALS

Acceptance of Proposals - General Engineering Services

Motion: Commissioner Adams made a motion to accept the proposals for General Engineering Services from Precision Planning, Inc. and Keck and Wood. Commissioner Bradford seconded the motion and all voted in favor.

Proposal - Ross & Associates - 2021 Capital Improvements Element Annual Update

Motion: Commissioner Dixon made a motion approve the proposal from Ross & Associates in the amount of \$5,440.00. Commissioner Adams seconded the motion; voted and carried unanimously.

Bid - 2021 Milling and Deep Patching

Motion: Commissioner Adams made a motion to accept the bid from Allied Paving for the 2021 Milling and Deep Patching at \$133.25 per ton. Commissioner Dixon seconded the motion. All voted in favor.

Bid - Hwy. 78 Booster Pump Station Improvements

Motion: Commissioner Banks made a motion, seconded by Commissioner Adams to accept the bid from Po Boys Plumbing in the amount of \$47,370.00. All voted in favor.

APPOINTMENTS

Associate Judge – Probate Court

Motion: Commissioner Bradford made a motion to ratify the appointment of Eugene M. Benton as Associate Judge for the Walton County Probate Court. Commissioner Dixon seconded the motion; voted and carried unanimously.

EXECUTIVE SESSION

Motion: At 7:54 p.m., Commissioner Adams made a motion to enter into Executive Session to discuss real estate and personnel. Commissioner Banks seconded the motion and all voted in favor.

Motion: At 8:21 p.m., Commissioner Warren made a motion to re-enter the regular session. Commissioner Bradford seconded the motion and all voted in favor. There were no votes taken in Executive Session.

ADJOURNMENT

Motion: Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:22 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