

January 2, 2007

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, January 2, 2007 at 6:00 p.m. in the Board Room of the Walton County Government Building, 303 South Hammond Drive, Suite 330, Monroe, Ga. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Michael Turner, Vickie Gasaway, Lamar Palmer, Gerald Atha and John Robinson, County Clerk Leta Talbird, County Attorney Kirby Atkinson, Personnel Director Karen Fraser, Finance Officer Christi Pickens and Planning Director Mike Martin. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date.

Chairman Little called the meeting to order at 6:00 p.m. and led those present in the Pledge of Allegiance. Commissioner Ayers opened the meeting in prayer.

Commissioner Turner made a motion to adopt the agenda as presented. Commissioner Gasaway seconded the motion. All voted in favor.

Commissioner Ayers made a motion to approve the minutes of the November 30, 2006 and December 5, 2006 meetings. Commissioner Turner seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to approve a rezone from A-1 to R-1 with 2,400 Overlay on 19.07 acres for a single-family subdivision for GA Greenlands, LLC. The effected property, owned by James H. Green, is located at 1470 Giles Road and is further identified on WC Tax Map C 63, Parcel 66 Split. Chairman Little opened the public hearing on the matter. Attorney Paul Rosenthal, representing the applicant, came before the Board in support of the rezone. Mr. Rosenthal referenced a Constitutional rights letter previously filed with the Planning & Development Office. He presented a letter from Nathan Purvis, owner of GA Greenlands, LLC, which was sent to neighboring property owners describing the type and sizes of the houses he proposes to build, as well as buffers, fencing and landscaping. Mr. Rosenthal also presented a copy of the complete proposal prepared by Mr. Purvis, which included photographs of example houses, proposed covenants and other information. Commissioner Turner expressed his concern regarding contradictions in the zoning analysis report in which the Water Authority determined that the fire flow at the development is 750 gallons per minute and the Fire Department determined that the needed fire flow for this project is 1,000 gallons per minute. (*Commissioner Robinson entered the meeting at 6:09 p.m.*) Planning Director Mike Martin stated that the P.S.I. may be a factor. Mr. Rosenthal stated that Mr. Purvis understands

that he will have to bring adequate water flow to the lots. Charna Parker of the Planning & Development Office stated that engineer Frank Sherrill indicated that looping of the lines will increase the P.S.I. and will bring the flow up to 1,000 gallons per minute. Mr. Martin stated that fire hydrants must be in place and adequate pressure established prior to issuance of building permits. He added that the Fire Chief must sign off on the final plat prior to the plat being recorded. Mr. Rosenthal stated that the development will be built in accordance with all development standards and the developer will make sure the water pressure is brought up to the required fire flow. Commissioner Turner stated that there are certain areas in West Walton that you cannot bring the water pressure up by doing something within the development. He stated that there are small lines in the ground in West Walton that have to be replaced before you can increase the pressure or volume of water flow and that is beyond the developer's control. After further discussion, Mr. Rosenthal asked the Board to consider tabling the matter and allow him the opportunity to meet with Water Authority General Manager Wendell Geiger and get this issue worked out then come back before the Board and address with sufficient and particular detail the concerns about the fire flow. Angel Sampson spoke in opposition to the rezone. She stated that from Hwy. 138 to Broadnax Mill Road there is not a single piece of property that is less than 2 acres. She stated that everything is agricultural and nothing is residential. Ms. Sampson stated that the development would ruin their property values. She also expressed concern regarding the current overcrowding of the schools and increased traffic that will result if this development is approved. In rebuttal, Mr. Rosenthal stated that the property is located in the Loganville school district. He presented copies of a map showing the zoning of properties in the immediate area surrounding the proposed development. He indicated that there are several parcels that are zoned R-1 within 1000 feet of the proposed development. Chairman Little closed the public hearing on the matter. Commissioner Ayers made a motion to approve the rezone with the following conditions: Build a new farm fence and plant Leyland cypresses along the property lines of Wayne Brown, Teresa Grantham and James Green except where the line is already heavily wooded, no vinyl siding on the homes, no building permits will be issued and no construction at all will take place until the water issue is resolved to insure the fire pressure of 1000 gallons is met including the addition of these homes. Commissioner Turner seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to accept withdrawal of a rezone request from A-1 to A-2 with Open Space Conservation Overlay on 34.493 acres located on Monroe-Jersey Road and Penland Road for Scott Dodson – Z06100003. Commissioner Gasaway recused herself from voting on the matter. Commissioner Turner made a motion, seconded by Commissioner Ayers, to approve withdrawal of the

rezone request. Commissioners Ayers, Turner, Palmer, Atha and Robinson voted in favor with Commissioner Gasaway abstaining. The motion carried 5-0.

The Board considered a Planning Commission recommendation to accept withdrawal of a Land Use Designation Change from Commercial to Industrial – LU06100030 and rezone from I-1 (M-1) to M-2 – Z06100031 for a bio-diesel/ethanol manufacturing facility on .93 acres located on Monroe-Jersey Road for Mountain Creek Enterprises, Inc. Commissioner Gasaway made a motion to accept withdrawal of the request. Commissioner Turner seconded the motion; voted and carried unanimously.

Charna Parker of the Planning & Development Department requested the Board table a decision on a Planning Commission recommendation to approve amendments to the WC Land Development Ordinance OA06110004 per errata sheet dated 11-1-06. Ms. Parker stated that some of the verbiage used in the watershed amendment needs to be corrected. Commissioner Ayers made a motion, seconded by Commissioner Turner, to table a decision on the amendments. All voted in favor.

Finance Officer Christi Pickens presented contracts and budgeted purchases of \$2,500.00 or greater for the Board's consideration. Commissioner Turner made a motion, seconded by Commissioner Palmer, to approve contracts and purchases as presented. All voted in favor.

Central Communications Director Wendra Williams presented a request for a budget amendment for purchase of equipment for the Law Enforcement Terrorism Program. Ms. Williams explained that the program is mostly funded by the State in the approximate amount of \$132,000.00 with the County's contribution being \$6,864.60. She explained that the equipment would give Walton County the ability to be interoperable in communications with surrounding agencies that the County's system will not currently allow us to do. Commissioner Robinson made a motion to approve a budget amendment in the amount of \$6,864.60 as requested. Commissioner Turner seconded the motion; voted and carried unanimously.

Personnel Director Karen Fraser presented employee new hires, promotions and transfers for the Board's consideration. Commissioner Turner made a motion, seconded by Commissioner Palmer to approve new hires, promotions and transfers as presented, for the record. All voted in favor.

Commissioner Robinson made a motion to adopt a resolution setting the time, date and place of the regular meeting of the Board of Commissioners each month on the 1st Tuesday each month at 6:00 p.m., with the exception of the regular monthly meeting for July 2007, which will be held on June 28,

2007 at 6:00 p.m. Commissioner Atha seconded the motion; voted and carried unanimously.

Commissioner Turner made a motion to adopt a resolution reaffirming the \$1.50 911 charge on telephone subscribers. Commissioner Gasaway seconded the motion. All voted in favor.

Commissioner Gasaway made a motion, seconded by Commissioner Ayers, to appoint Leta Talbird as County Clerk for 2007. All voted in favor.

Commissioner Robinson made a motion, seconded by Commissioner Turner, to appoint Rhonda Hawk as Assistant County Clerk for 2007. All voted in favor.

Commissioner Turner made a motion to appoint Kirby Atkinson as County Attorney for 2007. Commissioner Atha seconded the motion; voted and carried unanimously.

Commissioner Gasaway made a motion, seconded by Commissioner Turner, to appoint Bill Childers as Associate County Attorney for 2007. All voted in favor.

Commissioner Atha made a motion to appoint Commissioner John Robinson as Vice Chairman of the Board of Commissioners for 2007. Commissioner Gasaway seconded the motion; voted and carried unanimously.

Commissioner Turner made a motion to approve application for the FY06 Fire Prevention and Safety Grant. Commissioner Palmer seconded the motion; voted and carried unanimously.

Commissioner Gasaway made a motion to approve a Juvenile Purchase of Services Contract with Bobby Bailey. Commissioner Turner seconded the motion. All voted in favor.

Commissioner Turner made a motion, seconded by Commissioner Ayers, to accept the recommendation from Precision Planning, Inc. to contract with QORE Property Sciences for water quality sampling and testing services. All voted in favor.

Facilities Manager Joyce Chambers presented a parking space lease with V.F.W. Post 4421. Ms. Chambers stated that the Health Department has agreed to reimburse the County for the cost of the lease in the amount of \$1,000.00 annually. Commissioner Turner made a motion, seconded by Commissioner Gasaway, to approve the lease. All voted in favor.

The Board discussed the Intergovernmental Agreement with the City of Social Circle for Code Enforcement Services. Planning Director Mike Martin requested the Board allow him the opportunity to sit down with Social Circle officials to discuss the scope of the services set forth in the agreement before the Board makes a decision on renewal of the agreement. He stated that he is not sure the Planning & Development Department has enough staff to accomplish the scope of services that the City is requesting. The Board took no action on the matter.

The Board considered an amendment to the Fire and Rescue Services Contract with the City of Social Circle. Commissioner Turner made a motion to approve the amendment as presented by the City. Commissioner Palmer seconded the motion. All voted in favor.

The Board discussed implementation of the Speed Hump Ordinance. Commissioner Turner requested a written report from the Traffic Operations Department addressing the process citizens will need to follow as well as maintenance issues.

At 7:09 p.m., Commissioner Ayers made a motion, seconded by Commissioner Atha, to enter into executive session to discuss personnel issues. Commissioners Ayers, Turner, Gasaway, Palmer, Atha and Robinson voted in favor.

At 8:05 p.m., Commissioner Palmer made a motion, seconded by Commissioner Atha, to return to regular session. Commissioners Ayers, Turner, Gasaway, Palmer, Atha and Robinson voted in favor. No votes were taken while in executive session.

Commissioner Gasaway made a motion to terminate Fire Chief Steve Couch effective at 12:00 noon on January 3, 2007. Commissioner Turner seconded the motion. All voted in favor.

Commissioner Gasaway made a motion to suspend Daryl Shattuck and Joseph Himes for 15 days without pay pending the completion of a notice of proposed adverse action to terminate their employment. Commissioner Robinson seconded the motion; voted and carried unanimously.

Commissioner Gasaway made a motion to appoint Mike Moore Interim Fire Chief effective at 12:00 noon on January 3, 2007. Commissioner Turner seconded the motion. All voted in favor.

At 8:07 p.m., Commissioner Robinson made a motion to adjourn the meeting. Commissioner Turner seconded the motion; voted and carried unanimously.

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

KEVIN W. LITTLE, CHAIRMAN

LETA P. TALBIRD, CLERK

CLINTON AYERS, DISTRICT 1

MICHAEL TURNER, DISTRICT 2

VICKIE M. GASAWAY, DIST. 3

LAMAR PALMER, DISTRICT 4

GERALD ATHA, DISTRICT 5

JOHN ROBINSON, DISTRICT 6