

August 2, 2011

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 2, 2011 at 6:00 p.m. in the Commission Board Room, Walton County Government Building, 303 South Hammond Drive, Monroe, Georgia. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Chuck Bagley, Vickie Gasaway, Gerald Atha and Kirklyn Dixon, County Clerk Leta Talbird, County Attorney Kirby Atkinson, Finance Director Linda Hanna, Human Resources Director Karen Fraser 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. Commissioner Palmer did not attend the meeting.

The Board recognized youth baseball and softball All-Star teams.

Roger Hale spoke during the public comment segment of the meeting.

Chairman Little called the meeting to order at 6:25 p.m. and led those present in the Pledge of Allegiance. Commissioner Ayers opened the meeting in prayer.

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

The Board considered a Planning Commission recommendation to approve CU11060001 – Guest House for H.L. Creek, LLC. The affected property is located at 2979 Mt. Paron Church Road and is further identified on WC Tax Maps C 169 Parcel 28 and N 169 Parcel 86. Chairman Little opened the public hearing on the matter. Applicant Nathan Purvis came before the Board in support of the Conditional Use. Charles Bryant, who rents the property also spoke in support. Bryan Dunsha spoke in opposition. Chairman Little closed the public hearing on the matter. Commissioner Bagley stated that this is the first Conditional Use application for a Guest House on rental property that he has seen. Commissioner Atha stated that the Board needs to look into the matter further. After discussion, Commissioner Ayers made a motion, seconded by Commissioner Atha, to table a decision on the matter until the September 6, 2011 meeting. All voted in favor.

The Board considered a Planning Commission recommendation to approve LU11060002 and ZCU11060003 – Land Use Amendment from Employment Center and Suburban to Employment Center and Rezone from A-2 to M-2 with a conditional use for a solar farm for AGR Renewables LLC, direct Sun Solar. The affected property, owned by Nevron K. Askari, is located at 1181 Gratis Road and is further identified on WC Tax Map C 123 Parcel 43 Split.

Chairman Little opened the public hearing on the matter. Derrick Gabriel of Direct Sun Solar came before the Board in support of the application. Mr. Gabriel made a video presentation on the proposed solar farm project. Calvin Pullen spoke in opposition, citing aesthetics and concerns about health problems associated with the byproducts of the solar panels. Pat VanLue spoke in opposition. She stated that neighboring residents had been given limited information on the proposed solar farm and requested additional time to do more research on their own and meet again with the applicant regarding their concerns. Steve Funderburke also spoke in opposition. Chairman Little closed the public hearing on the matter. Commissioner Dixon made a motion to table a decision on the matter until the September 6, 2011 meeting to allow those with concerns to do more research on solar farms. Commissioner Atha seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to approve Z11050008 – Rezone from A-1 to R-1 for one residential lot for Christi Markuten. The affected property is located at 2581 Daniel Cemetery Road and is further identified on WC Tax Map C 120 Parcel 174 Split. Chairman Little opened the public hearing on the matter. Christi Markuten came before the Board in support of the rezone. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Atha made a motion to approve the rezone. Commissioner Ayers seconded the motion. All voted in favor.

The Board considered a Planning Commission recommendation to approve withdrawal of ZCU11030013 – Rezone on 3.67 acres from B-2 to M-2 with a conditional use for a materials recovery facility for Greenway Recycling. The affected property, owned by Bernard Garrett, is located at 155 U.S. Highway 78 and is further identified on WC Tax Map C 177 Parcel 37A. Commissioner Dixon made a motion to approve withdrawal of the rezone application. Commissioner Atha seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to approve OA11060005 – Amendments to the Walton County Land Development Ordinance as shown on errata sheet dated June 1, 2011. The proposed amendments add guidelines for guest houses and amend Developments of Regional Impact requirements. Chairman Little opened the public hearing on the matter. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Ayers made a motion to approve the amendments as presented. Commissioner Dixon seconded the motion. All voted in favor.

Planning & Development Director Mike Martin presented a request from Robert L. Hogue for approval of a 35 ft. ingress/egress landscaped easement

in the greenspace area of Alcovy Ridge Subdivision for access to an adjacent lot also owned by Mr. Hogue. Commissioner Ayers made a motion to approve the easement subject to the recommendations of the Planning & Development Department. Commissioner Atha seconded the motion; voted and carried unanimously.

Commissioner Ayers made a motion to approve the following matters as presented on the Administrative Consent Agenda:

1. July 5, 2011 meeting minutes
2. FY 2012 budget amendments: Animal Control in the amount of \$600.00 to reflect two donations and Fire Department in the amount of \$58,372.61, moving salary money from Department 3520 to 3510 to cover salary of personnel
3. Contracts & budgeted purchases of \$2,500.00 or greater as presented
4. EMS monthly bad debt write-offs

Commissioner Gasaway seconded the motion. All voted in favor.

The Board considered a Board of Tax Assessors recommendation to deny a refund request for Douglas Peters and Deborah Sue Peters for overpayment of property taxes after January 2008. Commissioner Ayers made a motion to approve the refund as follows: Tax Year 2008 - \$21.39, Tax Year 2009 - \$46.56 and Tax Year 2010 - \$47.29. Commissioner Atha seconded the motion; voted and carried unanimously.

Commissioner Dixon made a motion to accept an FY 2011 Emergency Management Performance Grant in the amount of \$18,206.00. Commissioner Ayers seconded the motion. All voted in favor.

Commissioner Dixon made a motion to approve personnel actions for the period of 7/1/2011 through 7/30/2011 for the record. Commissioner Bagley seconded the motion; voted and carried unanimously.

Sheriff Joe Chapman came before the Board to request approval to hire two Detention Officers for the Jail and two Deputy Sheriff Seniors for the Civil Division. Commissioner Bagley made the motion to approve the requests. Commissioner Atha seconded the motion. All voted in favor.

Commissioner Dixon made a motion to approve a staffing request from E 911 for a Communications Officer. Commissioner Gasaway seconded the motion; voted and carried unanimously.

Commissioner Atha made a motion to adopt a Local Public Road Acceptance Resolution accepting Charlotte Rowell Boulevard after construction is

completed. Commissioner Gasaway seconded the motion. All voted in favor.

Commissioner Bagley made a motion to approve a proposal from The Stripling Shaw Stripling Group for appraisal services for the Charlotte Rowell Boulevard project. Commissioner Atha seconded the motion. All voted in favor.

Commissioner Bagley made a motion to approve a proposal from BM & K Engineering for acquisition services for the Charlotte Rowell Boulevard project. He further moved to authorize the County Attorney to draft a short form agreement for the aforementioned services. Commissioner Gasaway seconded the motion; voted and carried unanimously.

Commissioner Ayers made a motion, seconded by Commissioner Atha, to approve, for the record, an agreement with the Walton County School System for the School Resource Officer Program. All voted in favor.

At 7:55 p.m., Commissioner Atha made a motion to enter into executive session to discuss acquisition of real estate. Commissioner Gasaway seconded the motion. Commissioners Ayers, Bagley, Gasaway, Atha and Dixon voted in favor of the motion.

At 8:14 p.m., Commissioner Bagley made a motion, seconded by Commissioner Gasaway, to return to regular session. Commissioners Ayers, Bagley, Gasaway, Atha and Dixon voted in favor of the motion. No votes were taken while in executive session.

At 8:15 p.m., Commissioner Atha made a motion, seconded by Commissioner Dixon, to adjourn the meeting. All voted in favor.

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

---

CHUCK BAGLEY, DISTRICT 2

---

VICKIE M. GASAWAY, DIST. 3

---

GERALD ATHA, DISTRICT 5

---

KIRKLYN DIXON, DISTRICT 6