

August 6, 2013

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, August 6, 2013 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, Mark Banks, Timmy Shelnett, Lamar Palmer, Jeremy Adams and Kirklyn Dixon, County Clerk Leta Talbird, County Attorney Chris Atkinson, Human Resources Director Karen Fraser, Finance Director Linda Hanna 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.

The Board recognized the West Walton 5-6 year old All-Stars as Tri-County Tournament champions.

Harold Reheis of Joe Tanner & Associates made a presentation regarding an opportunity to have Walton County removed from the State and Federal Environmental Protection Agency air quality nonattainment lists for the PM 2.5 air quality standard. Mr. Reheis will submit a proposal for the Board's consideration prior to November 2013.

Chairman Little led those present in the Pledge of Allegiance and Commissioner Shelnett gave the invocation.

Chairman Little called the meeting to order at 6:19 p.m.

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

The Board considered a Planning Commission recommendation to approve CU13060001 – Conditional Use for a guest house for Steve Mauney. The effected property is located at 3970 Stock Road and is further identified on WC Tax Map C 72, Parcel 55 Split. Chairman Little opened the public hearing on the matter. Applicant Steve Mauney came before the Board in support of the Conditional Use. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Adams made a motion, seconded by Commissioner Palmer, to approve the Conditional Use as recommended by the Planning Commission. All voted in favor.

The Board considered a Planning Commission recommendation to approve CU13060002 – Conditional Use for a caretaker guest house for Lucy & Clay Calhoun. The effected property is located at 530 Georgia Highway 81 SW and is further identified on WC Tax Map C 53, Parcel 54.

Chairman Little opened the public hearing on the matter. Applicant Lucy Calhoun came before the Board in support of the Conditional Use. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Shelnuttt made a motion to approve the Conditional Use as recommended by the Planning Commission. Commissioner Adams seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to deny CU13060009 – Alteration to conditions of Conditional Use to remove zoning conditions for event facility for Joe Ray. The effected property, owned by Billie Faye Green, is located at 5550 Sandy Creek Road and is further identified on WC Tax Map C 11, Parcels 124 & 124A. Chairman Little opened the public hearing on the matter. Although the applicant was present, he did not speak. Vickie Smith, representing the Sandy Creek Cove Home Owners Association, presented the Board with handouts outlining their reasons for opposing the alteration as well as photos of Joe Ray’s Music Hall and surrounding property taken in both 2009 and 2013. Ms. Smith requested denial of the alteration as recommended by the Planning Commission and asked that the current conditions be enforced. Chairman Little closed the public hearing on the matter. After discussion, Commissioner Banks stated that before a decision is made on this request, he would like the opportunity to speak with all of the property owners around the subject property and would also like the opportunity to speak with the Sandy Creek Cove Home Owners Association. Commissioner Banks made a motion to table the matter until the September 10, 2013 meeting. Commissioner Ayers seconded the motion. All voted in favor.

The Board considered a Planning Commission recommendation to deny LU13060005 – Application to change land use from neighborhood residential to highway corridor for Todd Hicks (applicant Bobby Bullard) and Z13060006 – Rezone 3.885 acres from R-1 to B-3 for a boat, auto and trailer storage yard for Todd Hicks with a variance to reduce the required transitional buffer with the addition of 8 ft. opaque fence. The effected property is located at 2955 Georgia Highway 81 and is further identified on WC Tax Map N47A, Parcel 3. Chairman Little opened the public hearing on the matter. Bobby Bullard came before the Board and stated that after the Planning Commission denied the request, he went back to the drawing board and wanted to change the request from B-3 to B-2 and not request outdoor storage or a variance. Mr. Bullard presented Constitutional objections to be entered into the record. He stated that after meeting with those in opposition and revising the site plan, he feels that the opposition’s concerns have been addressed. Camp McKinsey spoke in opposition. He stated that he met with the applicants and can’t say a lot has changed. He cited negative effect on his property value, increased

traffic, potential increase in crime and proposed exterior lighting as reasons for his opposition. In rebuttal, Mr. Bullard reiterated that in B-2 there is no outdoor storage. He stated the facility would be a fenced, clean area and each person would have their own garage. After discussing additional changes to the application, Chairman Little stated that with all of the changes the applicant has presented, the Board should see a new plan before taking action on this matter. Commissioner Shelnett made a motion to table the matter for thirty days. Commissioner Ayers seconded the motion; voted and carried unanimously. After further discussion, Commissioner Shelnett amended his motion to table the matter until the October 1, 2013 meeting. Commissioner Ayers seconded the motion. All voted in favor.

Commissioner Shelnett recused himself on the Administrative Consent Agenda. Commissioner Ayers made a motion to approve the following items as presented on the Administrative Consent Agenda:

1. Approval of July 9, 2013 Meeting Minutes
2. Budget amendments as follows:
 - EMS: Amendment to record donation and corresponding expenditures in EMS fund in the amount of \$4,456.07
 - Animal Control: Amendment to increase both expenditures and revenues for donations made to Animal Control in the amount of \$550.00
 - Sheriff's Office: Amendment to record donation from Georgia Sheriff's Association and corresponding expenditures in the amount of \$1,000.00.
3. Contracts & Budgeted Purchases of \$2,500.00 or greater
4. EMS Bad Debt Write-offs
5. Ratification of actions taken by Walton County Water & Sewerage Authority at its meeting on July 30, 2013
6. Intergovernmental Agreement - City of Social Circle - Vehicle Maintenance Services
7. Services Agreement - CBIZ - GASB 45 Reporting

Commissioner Dixon seconded the motion. Commissioners Ayers, Banks, Palmer, Adams and Dixon voted in favor.

Commissioner Adams made a motion to approve a refund for Felton Anthony Camp in the amount of \$389.86 for Ad Valorem taxes paid in error. Commissioner Ayers seconded the motion. All voted in favor.

Commissioner Ayers made a motion to approve a refund for Gordon Cavanaugh in the amount of \$1,660.56 for a veteran's exemption that the car dealer charged in error. Commissioner Adams seconded the motion; voted and carried unanimously.

Commissioner Palmer made a motion to adopt a resolution adopting the

Capital Improvements Element Annual Update as part of the Development Impact Fee Compliance. Commissioner Ayers seconded the motion. All voted in favor.

Commissioner Ayers made a motion to re-appoint Joe Page to the Northeast Georgia Region 10 Emergency Medical Services Council. Commissioner Dixon seconded the motion. All voted in favor.

At 6:50 p.m., Commissioner Dixon made a motion to adjourn the meeting. Commissioner Palmer 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 MARK BANKS, DISTRICT 2

TIMMY SHELNUTT, DIST. 3 LAMAR PALMER, DISTRICT 4

JEREMY ADAMS, DISTRICT 5 KIRKLYN DIXON, DISTRICT 6