

**After  
Agenda**

**Board of Commissioners of Spalding County  
Zoning Public Hearing  
Monday, March 24, 2016  
6:00 PM  
Meeting Room 108, Courthouse Annex  
119 E. Solomon Street**

**The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, March 24, 2016, beginning at 6:00 p.m. with Vice Chairman Bart Miller presiding. Commissioners Raymond Ray, Gwen Flowers-Taylor and Donald Hawbaker were present. Chairperson Rita Johnson was absent from the meeting. Also present were Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, Zoning Attorney, Newton Galloway and Executive Secretary, Kathy Gibson to record the minutes.**

**A. Call to Order**

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

**B. New Business:**

Application #16-01Z: James F. Hart, as Receiver for Martha Almond as Trustee for the L. Simpson Charitable Remainder Unitrust, Owner – TPA Group, LLC, Agent - Jackson Road (55.49 acres located in Land Lot(s) 26, 39 and 38 of the 2nd Land District with an address of 445 Wallace Road) - requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to C-1C, Manufacturing, Light.

Chad Jacobs, Community Services Director, stated that the applicant is requesting rezoning of 55+ acres in Spalding County from AR1 and R2 to C-1C Light Manufacturing for the purpose of developing this area as a warehousing/regional distribution center. The property is located at the Butts County line just east of the Jackson and Wallace Road intersection. The facility will consist of approximately one million square feet of building space along with associated parking consisting of approximately 1800 total spaces to accommodate trucks and employees.

This project will total approximately \$85 million in the area. Operations will involve two shifts per day with approximately 530 employees at full capacity. It is anticipated approximately 300 shipping trucks per day will be associated with this project.

Mr. Jacobs then explained that the 55 acres is part of a larger parcel of land and the rezoning will only apply to the parcel as stated in the request. He then reviewed the layout of the facility. The development will be constructed in both Spalding and Butts County with the majority of the facility being on the Butts side. An intergovernmental agreement has been executed specifying each municipality's responsibility for the project. All water and sewer utilities will be serviced by Butts County. Butts County will also be the lead reviewing and permitting agency for the project.

Mr. Jacobs advised that due to the size and scope of the project, it was subject to review by Three Rivers Regional Development Commission as it is a development of regional impact or DRI. The DRI was finalized and a report issued by Three Rivers on March 1<sup>st</sup>. A full of this report has been included as one of the attachments to on the Agenda.

Mr. Jacobs stated that since the initial submittal of the staff report there was a meeting with the Planning Commission and there are concerns regarding the entrance to the facility on the County's side of the complex. There is a slight curve on Jackson Road approaching the entrance to the development. Mr. Jacobs met with Sheriff Beam and discussed the proposed development and it was decided that the intersection of Jackson Road and Wallace Road is currently a two way stop. They are proposing that this intersection be made a four way stop in order to slow the speed of traffic on Jackson Road. Improving this intersection would mitigate any traffic concerns that we have with the development.

Mr. Jacobs advised that the request is consistent with the Spalding County Comprehensive Plan and associated future land use map as the property is planned industrial. The staff recommended the application be approved with the following conditions:

- The property shall be subdivided, prior to construction, along zoning lines as submitted with the application.
- Spalding County shall change the intersection of Wallace Road and Jackson Road from a two way stop to a four way stop. Mr. Jacobs is recommending that this change be made as soon as possible to allow residents and travelers in the area to get use to the change prior to construction commencing.
- Site lighting to be designed so as not to glare into adjacent areas or onto public streets.

Finally, at their regular scheduled meeting in February the Planning Commission voted to approve the project with staff conditions by a vote of 4-1.

**Spoke in favor of the petition:**

Joe McGorrey, TPA Group, LLC, 3375 Riverwood Parkway, Atlanta, GA

Patrick Jaugstetter, 108 Atlanta Street, McDonough, GA

Mark Payne, 100 Mission Ridge, Goodlettsville, TN 37072

Commissioner Flowers-Taylor asked what the anticipated entry level positions for this location would be.

Mark Payne, Dollar General, stated that the average wage would be \$15-\$16 an hour. He advised that entry level positions may come in at \$13 an hour then there are steps within the first year that would get them up to the \$15-\$16 an hour.

**Spoke against the petition:**

David Burek, 6006 Jackson Road, Jackson, GA

David Hinton, 182 Wallace Road, Griffin, GA

Tracey Polizzi, 6002 Jackson Road, Griffin, GA

John M. Wallace, 371 Wallace Road, Griffin, GA

Kimberly Garland, 6006 Jackson Road, Jackson, GA

Chrise Jackson, 770 Wallace Road, Jackson, GA

Rev. Jessie Branch, 245 Jenkinsburg Road, Griffin, GA

Commissioner Flowers-Taylor stated that Rev. Branch had stated in the report that was drawn up by the Department of Transportation, there is a concern. She asked Mr. Jacobs what the concern was express by the Department of Transportation.

Mr. Jacobs advised that the concern is with regard to the intersection at Jackson Road and SR 16, they questioned the design of the intersection whether it should be a signal or a roundabout. Right now the plan is to move forward with a traffic signal. That is the issue that was brought up in the DRI. It is anticipated that the bulk of the traffic will go Jackson Road to SR 16 to Interstate 75 and the same route would be utilized for traffic entering the facility.

Commissioner Flowers-Taylor stated that many of the individuals tonight stated that if the Board had this development sitting in their back yard, they would be upset about it also. She further stated that she had been sitting in their position and when she was told that it was for the greater good of the community, she really didn't want to hear it. She advised that the Board had been made aware of everything that was going on with regard to the matter being considered this evening and made sure that actions taken were adherent to the law.

She then stated that she lives in an area of the county where the unemployment rate is approximately 70% of the population. She stated that a lot of the young people who are working have to hitch rides to McDonough to work in a factory or a distribution center. They are driving 10-20 miles to make less than \$10 an hour. She advised that she had heard what the citizens were saying, but the jobs that would result from the construction of this distribution center will be regional jobs. This is going to make a difference for a lot of citizens in Spalding County, many of whom are currently existing on what they receive from the government. She stated that we have a lot of people in this county who are not working and we are trying to make an opportunity for people to be able to take care of themselves.

Commissioner Hawbaker stated that with respect to the concern expressed regarding blasting and disturbance to local wells in the area, can we safely assume that Dollar

General or its contractors will have insurance that will be able to respond to that type of damage should it occur.

Patrick Jaugstetter, Attorney for Dollar General, stated before a contractor can get a permit for blasting materials they have to show that they have adequate insurance to accommodate any damage that may be incurred by the citizens in the area. The contractors in order to do that work would have to be insured.

***Motion/Second by Ray/Flowers-Taylor to approve Application #16-01Z: James F. Hart, as Receiver for Martha Almond as Trustee for the L. Simpson Charitable Remainder Unitrust, Owner – TPA Group, LLC, Agent - Jackson Road (55.49 acres located in Land Lot(s) 26, 39 and 38 of the 2nd Land District with an address of 445 Wallace Road) - requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to C-1C, Manufacturing, Light with the conditions as recommended by the Spalding County Planning Commission and staff.***

Commissioner Ray stated that he had reviewed the information presented at the Planning Commissioner Meeting on February 23<sup>rd</sup>, 2016. This discussion currently before the board has been going on for more than 30 days. It is not something that has happened this evening and it has not been a rush to make the decision which was a concern expressed by some of the citizens here this evening.

***Motion carried 3-1 (Hawbaker).***

C. **Other Business:** None.

D. **Adjournment**

***Motion/Second by Flowers-Taylor/Hawbaker to adjourn the meeting at 7:35 p.m. Motion carried unanimously by all.***