

MINUTES

The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 in the Courthouse Annex, Monday, December 3, 2012, beginning at 5:00 p.m. with Vice- Chairman Samuel Gardner presiding. Commissioners Raymond Ray, Eddie Freeman and Bob Gilreath were present. Also present were Community Development Director Chad Jacobs, County Manager William P. Wilson, Jr., Zoning Attorney Newton Galloway and Ex-Officio, County Clerk Ricky L. Clark Jr. 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:

1. **Application #12-04Z:** Sons Hyundai Real Estate, LLC, Owner – Jeff Royal, Agent – 3.15 acres off Manley Drive located in Land Lot 102 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial.

Chad Jacobs, Community Development Director noted that this is a request to rezone three (3) acres out of the current 22 acre tract was formerly used by the Hyundai Dealership. Mr. Jacobs stated that about six (6) months ago, a similar

petition came forward from the property owner where they were going to open up the dealership. The property wasn't zoned for outdoor storage. Since inception, the automobile dealership needs to expand. This additional property will be utilized for overflow parking and additional inventory. Furthermore, Staff recommends conditional approval.

Jeff Corwell- 3475 Oak Valley Road, Atlanta, Georgia- Mr. Corwell stated that he is ok with the conditions as recommend by staff.

Motion/Second by Ray/Gilreath to conditionally approve Application #12-04Z: Sons Hyundai Real Estate, LLC, Owner- Jeff Royal, Agent-3.15 acres off Manley Drive located in Land Lot 102 of the 3rd Land District- requesting a rezoning from AR-1, Agricultural and Residential, to C-1B, Heavy Commercial with the following conditions:

- *The site shall only be used as parking for the adjacent car dealership.*
- *Site access shall not be permitted from Manley Drive.*
- *All site lighting shall be designed so as not to glare onto neighboring residential properties or rights-of-way*
- *All outdoor storage shall be neat and orderly at all times.*

Motion carried unanimously by all.

Chairman Flowers-Taylor joined the meeting at this time (5:13 p.m.) Vice-Chairman Gardner continued to preside.

2. **Application #FLA-12-03:** Spalding County Board of Commissioners requests a future land use map change from Low-Density Residential, Commercial, Open Space Network, Medium Density Residential, Agriculture, and Industrial to Institutional/Public for the following: Various properties between Jackson Road, High Falls Road and Musgrove Road (796.45 acres, more or less, located in Land Lot(s) 192, 193, 208, 209, 210, 224, 239, 240, 241 and 242 of the 2nd and 3rd Land Districts).

Mr. Jacobs noted that this application is for the proposed land use map change for the new airport between High Falls and Jackson Road. A total of 800 acres would include property for future expansion of industrial sites which would be adjacent to the airport site. This change is in line with the comprehensive plan and the transportation plan. Staff recommends approval noted Community Development Director Chad Jacobs.

Speaking Against FLUM Amendment

1. Roger Bass- 307 Musgrove Road, Griffin, Georgia
2. John Melin- 1913 Jackson Road, Griffin, Georgia
3. Ed Johnson- 600 Hamil Road, Griffin, Georgia
4. Bart Miller, Jr.- 3259 Williamson Road, Griffin, Georgia
5. Sonny Eubanks- 3441 Newnan Road, Griffin, Georgia
6. Arthur Thompson- 503 Musgrove Road, Griffin, Georgia
7. Jim Richardson- 130 Oxford Road, Griffin, Georgia

Speaking in Favor of FLUM Amendment

1. Dick Morrow- 263 Westchester Drive, Griffin, Georgia
2. Carl Pruettt- 120 Four Oaks Drive, Griffin, Georgia

Commissioner Ray offered a correction to a comment that was made earlier by Mr. Miller. He noted that the county did not borrow money from the retirement fund but in fact the County had a credit on the benefit plan for employees. Mr. Ray stated that this credit was used in order to prevent an increase in the millage rate. He noted that this was not a borrow, steal or anything else but a good common sense way to utilize money.

Chairman Flowers-Taylor questioned if this change to the Future Land Use Map was only a map change? Mr. Jacobs answered yes. Chairman Flowers-Taylor advised attendees that if you currently farm, you can still farm.

Chairman Flowers-Taylor stated that she is very disappointed when she hear residents mention the expansion of Henry County’s Airport. She stated that this is the reason that we are at the place we are now, because no one wanted to plan. A plan is not sealed in cement, stated Chairman Flowers-Taylor. It shows that you are trying to figure out how things will work. Chairman Flowers-Taylor added that when she and her husband don’t have any money, they don’t spend and this is the same practice she uses with the taxpayers money. We must plan for the future said Chairman Flowers-Taylor. She noted that even though she may not be around when the airport comes into fruition but she doesn’t want to continue to be a broke “mill town.”

Commissioner Ray stated that he was born and raised in Griffin in the Birdie Road area. He noted that he joined the military because he wanted to add to our hometown. In 1991, there was a lot of debate about an airport on the western part of town. Everyone was doing the same thing. Commissioner Ray stated that “Proper planning prevents poor performance.” Commissioner Ray noted that when he returned to Griffin, he was shocked with the lack of growth and movement. He noted that look at Newton County, they are offering curbside pickup. Commissioner Ray further stated that his purpose for running for the school board seat was to make an impact there which is the same thing he is doing now with the County because he feels that poor planning was done to facilitate today. He noted that the overall comprehensive improvement plan should include the Board of Education, the City and the County to make sure we are utilizing money in the best way possible. He noted that residents cannot pay taxes unless we bring businesses into the community.

Motion/Second by Ray/Freeman to approve Application #FLA-12-03: Spalding County Board of Commissioners requests a future land use map change from Low-Density Residential, Commercial, Open Space Network, Medium Density Residential, Agriculture, and Industrial to Institutional/Public for the following: Various properties between Jackson Road, High Falls Road and Musgrove Road (796.45 acres, more or less, located in Land Lot(s) 192, 193, 208, 209, 210, 224, 239, 240, 241 and 242 of the 2nd and 3rd Land Districts). Motion carried by a vote of 3-2 with Commissioners Gilreath & Gardner opposing.

- 3. **Amendment to UDO #A-12-05:** Article 4. General Procedures – Section 408:O – amend period of time permit for demolition and removal of a building is valid for.

Mr. Jacobs noted that this application is specifically in relationship with In Rem proceedings. Mr. Jacobs noted that currently to demolish a property in Spalding the permit is good for 90 days.

Motion/Second by Freeman/Flowers-Taylor to approve Amendment to UDO #A-12-05: Article 4. General Procedures- Section 408:O- amend period of time permit for demolition and removal of a building is valid for. Motion carried unanimously by all.

C. **Other Business: NONE**

D. **Adjournment.**

Motion/Second by Freeman/Ray to adjourn at 5:57 p.m. Motion carried unanimously by all.

Chairman

County Clerk