



**Board of Commissioners – Zoning Public Hearing
March 28, 2024, at 6:00 PM
Room 108, Spalding County Annex Building
Agenda**

The Spalding County Board of Commissioners held a Zoning Public Hearing Meeting on Monday, March 28, 2024, at 6:00 pm in the Spalding County Annex Room 108, with Chairman Clay Davis presiding. Commissioners Rita Johnson, Ryan Bowlden, James Dutton, and Gwen Flowers-Taylor were present for the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham, Zoning Attorney, Newton Galloway, Community Development Director, Sylvia Redic, and Deputy County Clerk, Ragan Jones, to record minutes.

I. OPENING (CALL TO ORDER)

The meeting was called to order by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

The Invocation was delivered by Commissioner Gwen Flowers-Taylor.

III. PLEDGE TO FLAG

The pledge to the flag was led by Commissioner Rita Johnson.

IV. Public Hearing

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 as they relate to the matters being considered by the Board of Commissioners on this Agenda. 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.

V. New Business

1. Consider an extension of the moratorium for building permits and rezonings within former Sunnyside City Limits from April 30, 2024, to June 30, 2024.

Motion/Second by Johnson/Dutton to approve an extension of the moratorium for building permits and rezonings within former Sunnyside City Limits from April 30, 2024, to June 30, 2024. Motion carried by a unanimous vote.

2. Acceptance of RFQ and appointment of County Attorney.

Motion/Second by Dutton/Johnson to approve Beck, Owen, and Murray for County Attorney appointment. Motion carried by a unanimous vote.

3. Acceptance of RFQ and appointment of Zoning Attorney.

Motion/Second by Johnson/Dutton to approve Galloway & Lyndall, LLP for Zoning Attorney appointment. Motion carried by a unanimous vote.

4. Acceptance of RFQ and appointment of Human Resources Attorney.

Motion/Second by Dutton/Bowlden to approve Jarrad & Davis, LLP for Human Resources Attorney appointment. Motion carried by a unanimous vote.

5. Consider emergency Approvals for repairs at Fire Station #6.

Motion/Second by Dutton/Bowlden to approve Emergency Repairs for Fire Station #6. Motion carried by a unanimous vote.

6. Consider Resolution of Support of the Griffin-Spalding County Area Regional Airport Authority Act which is currently before the Governor for execution.

Motion/Second by Dutton/Bowlden to approve a resolution of Support of the Griffin-Spalding County Area Regional Airport Authority Act which is currently before the Governor for execution. Motion carried by 4/1 Vote. (Flowers-Taylor)

VI. Old Business

1. Lift from the table and consider approval of a Resolution to enter into an IGA with Butts County regarding Hillwood Development located in both Butts and Spalding County.

No motion to lift from the table and consider approval of a Resolution to enter into an IGA with Butts County regarding Hillwood Development located in both Butts and Spalding County.

2. Lift from the table and consider:

Application 23-08Z: Lillian Anglyn, William R. Woodard Jr, John P Woodward, and Parks W. Colwell Sr, Owners; Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district). The applicant requests to rezone from AR-1, Agricultural and Residential and R-2, Single Family Residential District to C-1C, Manufacturing-Light.

Motion/Second by Flowers-Taylor/Johnson to lift from the table the consideration of Application 23-08Z: Lillian Anglyn, William R. Woodard Jr, John P Woodward, and Parks W. Colwell Sr, Owners; Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district). The applicant requests to rezone from AR-1, Agricultural and Residential and R-2, Single Family Residential District to C-1C, Manufacturing-Light. Motion carried by a unanimous vote.

Motion/Second by Flowers-Taylor/Johnson to approve Application 23-08Z: Lillian Anglyn, William R. Woodard Jr, John P Woodward, and Parks W. Colwell Sr, Owners; Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district) with staff recommended conditions 2 – 9 and to remove the requirements of staff recommended zoning condition number 1. The applicant requests to rezone from AR-1, Agricultural and Residential and R-2, Single Family Residential District to C-1C, Manufacturing-Light with the revised/updated site plan. Motion carried by a unanimous vote.

Application 23-26V: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for loading docks to be located in front of the building.

Application 23-26VA: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for parking to be located in the front of a building.

Application 23-26V and Application 23-26VA were no longer required as the applicant no longer required a variance based on the changes to the site plan.

VII. Executive Session – None.

VIII. Adjournment

Motion/Second by Flowers-Taylor/Johnson to adjourn the meeting at 7:13 p.m. Motion carried by a unanimous vote.