

**Board of Commissioners - Zoning Public Hearings**

**May 23, 2024, at 6:00 PM**

**Room 108, Spalding County Annex Building**

**After Agenda**

1. **Opening (Call to Order)**

The meeting was called to order by Chairman Davis.

**PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.**

1. **Invocation** 
   1. Commissioner James Dutton, District #2, delivered the Invocation.
2. **Pledge to Flag** 
   1. Commissioner Ryan Bowlden, District #4 led the Pledge to the Flag.

***Motion/second by Bowlden/Johnson to amend the agenda to move New Business #6 to New Business #2. Motion carried a unanimous vote.***

1. **New Business**
   1. Approve the detour route related to GDOT replacing the Manley Road bridge over Heads Creek-

Bridge# 255-5001-0 Project# 0020110

***Motion/Second by Dutton/Johnson to approve the detour route related to GDOT replacing the Manley Road bridge over Heads Creek-Bridge# 255-5001-0 Project# 0020110*** ***Motion carried a unanimous vote.***

* 1. Consider approval of Spalding County Radio Core and Console Upgrade at a cost of $969,000.

***Motion/Second by Flowers-Taylor/Bowlden to approve Spalding County Radio Core and Console Upgrade at a cost of $969,000. Motion carried a unanimous vote.***

* 1. **Application 24-02S:** Charles Love, Owner 318 New Salem Road (Approximately 702 acres located in land lot 51 of the 4th land district): The applicant is requesting a Special Exception to reinitiate the construction of a Barndominium.

***Motion/Second by Dutton/Bowlden to approve Application 24-02S: Charles Love, Owner 318 New Salem Road (Approximately 702 acres located in land lot 51 of the 4th land district): The applicant is requesting a Special Exception to reinitiate the construction of a Barndominium. Motion carried a unanimous vote.***

* 1. **Application 24-04Z:** Harvest Worship Center of Forest Park, Inc. Woodland Chruch, Owner; Stuart Boice, Agent; 2290 N McDonough Road (Approximately 126.62 acres located in land lot 111 of the 2nd land district). Consider applicants request to rezone the property **from** R-2, Single Family Residential District and AR-1, Agricultural and Residential **to** AR-1, Agricultural and Residential.

***Motion/Second by Dutton/Bowlden to approve Application 24-04Z:******Harvest Worship Center of Forest Park, Inc. Woodland Church, Owner; Stuart Boice, Agent; 2290 N McDonough Road (Approximately 126.62 acres located in land lot 111 of the 2nd land district). Consider applicants request to rezone the property from R-2, Single Family Residential District and AR-1, Agricultural and Residential to AR-1, Agricultural and Residential. Motion carried a unanimous vote.***

* 1. Approval of the zoning for 19 parcels along the former City of Sunny Side city limits, all of which have portions in unincorporated Spalding County. Recommendation of approval of the rezoning of nineteen parcels located along the city limits of the former City of Sunny Side, all of which have portions located within unincorporated Spalding County.

Application 24-10Z: A Piece of Cake Rentals, LLC, Owner-Spalding County Board of Commissioners, Agent- 20 B Sockwell Dr (approximately 0.45 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning from R-1, Single Family Residential Low Density and R-2, Single- Family Residential Low Density to R-1, Single Family Residential.

***Motion/Second by Dutton/Flowers-Taylo to approve Application 24-10Z: A Piece of Cake Rentals, LLC, Owner-Spalding County Board of Commissioners, Agent- 20 B Sockwell Dr (approximately 0.45 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning from R-1, Single Family Residential Low Density and R-2, Single- Family Residential Low Density to R-1, Single Family Residential. Motion carried a unanimous vote.***

Application 24-11Z: Paige M Vallee, Owner- Spalding County Board of Commissioners, Agent- 117 Teamon Road (approximately 0.48 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning from R-1, Single Family Residential Low Density and R-2, Single- Family Residential Low Density to R-1, Single Family Residential.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-11Z: Paige M Vallee, Owner- Spalding County Board of Commissioners, Agent- 117 Teamon Road (approximately 0.48 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning from R-1, Single Family Residential Low Density and R-2, Single- Family Residential Low Density to R-1, Single Family Residential.*** ***Motion carried a unanimous vote.***

Application 24- 12Z: First Baptist Church of Sunnyside, Owner- Spalding County Board of Commissioner, Agent- 28 Church Road-Parcel 500 02001 (approximately 25.84 acres, located in land lot 107 of the 3rd land district)-Spalding County is requesting a rezoning from AR -1, Agricultural and Residential and R-2, Single- Family Residential Low Density to AR-1, Agriculture and Residential.

***Motion/Second by Flowers-Taylor/Dutton to approve Application 24-13: Jose R Fabian Amezquita, Owner- Spalding County Board of Commissioners, Agent- 168 Church Road (approximately 0.58 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of R -1, Single Family Residential Low Density and AR-1, Agricultural and Residential to AR-1, Agricultural and Residential***. ***Motion carried a unanimous vote.***

Application 24-13: Jose R Fabian Amezquita, Owner- Spalding County Board of Commissioners, Agent- 168 Church Road (approximately 0.58 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of R -1, Single Family Residential Low Density and AR-1, Agricultural and Residential to AR-1, Agricultural and Residential.

***Motion/Second by Flowers-Taylor/Dutton to approve Application 24-13: Jose R Fabian Amezquita, Owner- Spalding County Board of Commissioners, Agent- 168 Church Road (approximately 0.58 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of R -1, Single Family Residential Low Density and AR-1, Agricultural and Residential to AR-1, Agricultural and Residential. Motion carried a unanimous vote.***

Application 24-14: William R & James W Slaughter, Owner - Spalding County Board of Commissioners, Agent- 101 Slaughter Road (approximately 4.00 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of R-1, Single Family Residential Low Density to AR-1, Agricultural and Residential.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-14: William R & James W Slaughter, Owner - Spalding County Board of Commissioners, Agent- 101 Slaughter Road (approximately 4.00 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of R-1, Single Family Residential Low Density to AR-1, Agricultural and Residential. Motion carried a unanimous vote.***

Application 24-15Z: Adolpho C & Doris Martinez, Owner- Spalding County Board of Commissioners, Agent- 4035 N Expressway (approximately 2.09 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-15Z: Adolpho C & Doris Martinez, Owner- Spalding County Board of Commissioners, Agent- 4035 N Expressway (approximately 2.09 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.*** ***Motion carried a unanimous vote.***

Application 24-16Z: Samuel James Davidson, Owner- Spalding County Board of Commissioners, Agent - 0 School Road, Parcel 500 06030 (approximately 0.39 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-16Z: Samuel James Davidson, Owner- Spalding County Board of Commissioners, Agent - 0 School Road, Parcel 500 06030 (approximately 0.39 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay. Motion carried a unanimous vote.***

Application 24-17Z: Ted Davidson, Owner-Spalding County Board of Commissioners, Agent- 0 N Expressway, Parcel 241A02034A (approximately 6.5 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor/Dutton to approve Application 24-17Z: Ted Davidson, Owner-Spalding County Board of Commissioners, Agent- 0 N Expressway, Parcel 241A02034A (approximately 6.5 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay. Motion carried a unanimous vote.***

Application 24-18Z: Fallahi Farhad & Abolverdi Parvin, Owner-Spalding County Board of Commissioners, Agent - 0 N Expressway, Parcel 241A02034A (approximately 0.39 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor/Dutton to approve Application 24-18Z: Fallahi Farhad & Abolverdi Parvin, Owner-Spalding County Board of Commissioners, Agent - 0 N Expressway, Parcel 241A02034A (approximately 0.39 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.*** ***Motion carried a unanimous vote.***

Application 24-19Z: 3981 North Expressway LLC, Owner- Spalding County Board of Commissioners, Agent- 3981 North Expressway (approximately 0.96 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1B, Heavy Commercial and C-2, Manufacturing to C-1B Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Flowers-Taylor/Dutton to table Application 24-19Z: 3981 North Expressway LLC, Owner- Spalding County Board of Commissioners, Agent- 3981 North Expressway (approximately 0.96 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1B, Heavy Commercial and C-2, Manufacturing to C-1B Highway Commercial and North Expressway Improvement District Overlay. Motion carried a unanimous vote.***

Application 24-20Z: Khizer & Tazeen Bawahab, Owner- Spalding County Board of Commissioners, Agent- 3970 N Expressway (approximately 0.8 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor/Dutton to approve Application 24-20Z: Khizer & Tazeen Bawahab, Owner- Spalding County Board of Commissioners, Agent- 3970 N Expressway (approximately 0.8 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay. Motion carried a unanimous vote.***

Application 24-21Z: Samuel James Davidson, Owner- Spalding County Board of Commissioners, Agent- 3970 N Expressway (approximately 0.8 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-21Z: Samuel James Davidson, Owner- Spalding County Board of Commissioners, Agent- 3970 N Expressway (approximately 0.8 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District. Motion carried a unanimous vote.***

Application 24-22Z: Stephen J. Byous, Owner- Spalding County Board of Commissioners, Agent- 5141 Old Atlanta Road (approximately 1.6 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-22Z: Stephen J. Byous, Owner- Spalding County Board of Commissioners, Agent- 5141 Old Atlanta Road (approximately 1.6 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District. Motion carried a unanimous vote.***

Application 24-23Z: Adrian Hernandez & Estrella Castro, Owner- Spalding County Board of Commissioners, Agent- 5113 Old Atlanta Road (approximately 0.72 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District.

***Motion/Second by Flowers-Taylor/Dutton to approve Application 24-23Z: Adrian Hernandez & Estrella Castro, Owner- Spalding County Board of Commissioners, Agent- 5113 Old Atlanta Road (approximately 0.72 acres, located in land lot 108 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District.*** ***Motion carried a unanimous vote.***

Application 24-24Z: BRTU Construction, Owner- Spalding County Board of Commissioners, Agent- 79 School Road (approximately 2 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District.

***Motion/Second by Flowers-Taylor/Bowlden to approve*** ***Application 24-24Z: BRTU Construction, Owner- Spalding County Board of Commissioners, Agent- 79 School Road (approximately 2 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District. Motion carried a unanimous vote.***

Application 24-25Z: 4026 N Expressway, Owner- Spalding County Board of Commissioners, Agent- 4026 N Expressway (approximately 8.35 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District.

***Motion/Second by Flowers-Taylor/Dutton to approve Application 24-25Z: 4026 N Expressway, Owner- Spalding County Board of Commissioners, Agent- 4026 N Expressway (approximately 8.35 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District.*** ***Motion carried a unanimous vote.***

Application 24-26Z: Khizer & Tazeen Bawahab, Owner- Spalding County Board of Commissioners, Agent - 3970 N Expressway, Parcel 500 06010 (approximately 1.2 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay.

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-26Z: Khizer & Tazeen Bawahab, Owner- Spalding County Board of Commissioners, Agent - 3970 N Expressway, Parcel 500 06010 (approximately 1.2 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial to C-1 Highway Commercial and North Expressway Improvement District Overlay. Motion carried a unanimous vote.***

Application 24-27Z: Kathy D & George W Culver, Owner- Spalding County Board of Commissioners, Agent- 4883 Old Atlanta Road (approximately 1.04 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District.

***Motion/Second by Flowers-Taylor/Bowlden to approve Application 24-27Z: Kathy D & George W Culver, Owner- Spalding County Board of Commissioners, Agent- 4883 Old Atlanta Road (approximately 1.04 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District***. ***Motion carried a unanimous vote.***

Application 24-28Z: Faircroft Investments, LLLP, Owner- Spalding County Board of Commissioners, Agent- 4890 Old Atlanta Road (approximately 2.36 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District.

***Motion/Second by Dutton/Flowers-Taylor to approve rezoning to R1 for Application 24-28Z: Faircroft Investments, LLLP, Owner- Spalding County Board of Commissioners, Agent- 4890 Old Atlanta Road (approximately 2.36 acres, located in land lot 107 of the 3rd land district)- Spalding County is requesting a rezoning of C-1, Highway Commercial and R-1, Single Family Residential Low Density to R-1, Single Family Residential Low Density and North Expressway Improvement District***. ***Motion carried a unanimous vote.***

* 1. Approval of zoning for the 86 parcels that lie completely within the city limits of the former City of Sunny Side.

***Motion/Second by Dutton/Flowers-Taylor to approve the zoning for the 86 parcels that lie completely within the city limits of the former City of Sunny Side. Motion carried a unanimous vote.***

Mr. Galloway suggested adopting the zoning shown on all parcels within the circle of the proposed zoning for the Sunnyside Service District with the following exception of parcel 500-06619 will be R1.

***Motion Dutton/Flowers-Taylor rescinded approval of*** ***zoning for the 86 parcels that lie completely within the city limits of the former City of Sunny Side.***

***Motion/Second by Dutton/Bowlden to adopt the zoning shown on all parcels within the circle of the proposed zoning for the Sunnyside Service District with the following exception of parcel 500-06619 will be R1. Motion carried a unanimous vote.***

1. **Executive Session – None.**

**Commissioners Report:**

Commissioner Dutton discussed insurance deductibles and asked for clarification on how to get reimbursed.

Commissioner Flowers-Taylor requested if zoning on North Hill Street can be relooked at.

The Board congratulated Mrs. Sylvia Redic on graduating from the University of Georgia as a Certified Public Manager.

1. **Adjournment**

***Motion/Second by Flowers-Taylor/Dutton to adjourn at 7:02 p.m.  Motion carried a unanimous vote.***