



Board of Commissioners - Zoning Public Hearings  
June 27, 2024, 6:00 PM  
Room 108, Spalding County Annex Building  
After Agenda

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The Spalding County Board of Commissioners held a Zoning Public Hearing Meeting on Thursday, June 27, 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, Steve Ledbetter, 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 Davis.

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

**II. Invocation**

Commissioner Dutton delivered the Invocation.

**III. Pledge to Flag**

Commissioner Rita Johnson led the Pledge to the Flag.

***Motion/Second by Bowlden/Johnson to amend the agenda to include discussion of the funding for Heritage Park Gym and review the entrance fee for children at the Aquatic Center. Motion carried a unanimous vote.***

***Motion/Second by Bowlden/Dutton allocate the \$4 million to the engineer and construct the Heritage Park Gym to complete all the 2016 SPLOST projects. Motion carried a unanimous vote.***

***Motion/Second by Bowlden/Johnson to suspend the entry fees for kids who have Spalding County IDs from Griffin-Spalding County School System and to suspend the entry fee for children under the school age for the Fiscal Year of 2025. Motion carried a 3-2 vote (Flowers-Taylor, Dutton).***

**IV. Public Hearings**

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.

***Motion/Second by Bowlden/Johnson to open the public hearing. Motion carried a unanimous vote.***

1. Conduct a Public Hearing on Amendment 21-06 Solar District Use: First Reading of Resolution 21-06 to amend the Zoning Ordinance of Spalding County, Georgia to assign solar land use types to the appropriate zoning classification with the relevant conditions.

***Motion/Second by Bowlden/Dutton to close the public hearing. Motion carried a unanimous vote.***

#### **V. New Business**

1. Amendment 21-06 Solar District Use: First Reading of Resolution 21-06 to amend the Zoning Ordinance of Spalding County, Georgia to assign solar land use types to the appropriate zoning classification with the relevant conditions.

***Motion/Second by Bowlden/Dutton to table First Reading of Resolution 21-06 to amend the Zoning Ordinance of Spalding County, Georgia to assign solar land use types to the appropriate zoning classification with the relevant conditions. Motion carried a unanimous vote.***

#### **VI. Other Business**

1. Lift from 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 requests 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/Johnson to lift from the 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 requests 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.***

***Motion/Second by Dutton/Flowers-Taylor to approve Application 24-19Z 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.***

#### **General Comments**

Chairman Davis inquired the status of the FY23 Audit.

Dr. Ledbetter reported that Mauldin and Jenkins indicated they are working overtime to complete the FY 23 audit. However, they mentioned that the likelihood of receiving the audit for transmittal to the DCA by June 30, 2024, is very slim. The expected date for receiving the audit is July 8, 2024, as their offices will be closed next week.

Chairman Davis asked if the staff was prepared to ensure that the audit is promptly transmitted as soon as it is received.

Dr. Ledbetter responded, "We are."

Commissioner Dutton inquired if DCA is prepared to receive the audit a month late and what the plans were for reopening the grant money process.

Dr. Ledbetter confirmed that they are in constant communication with both parties involved, doing their best to manage the situation despite the challenges.

**Clay Davis**

- Tax Assessments have been mailed out. If you have not received it by July 5, 2024, go to the Tax Assessor's office to obtain a copy. The last day to file an appeal is August 8, 2024.
- Aquatic Center grand opening on June 28, 2024.
- Spalding County Government will be closed on July 4, 2024.
- July 4<sup>th</sup> parade is at 10:00 a.m. Line up will be at 9:00 a.m.

**James Dutton**

- Inquired about the health insurance reimbursement.

**Rita Johnson** – No Comments

**Gwen Flowers-Taylor** – No Comments

**Ryan Bowlden** – No Comments

**VII. Executive Session – None.**

**VIII. Adjournment**

***Motion/Second by Johnson/Dutton to adjourn at 7:09 p.m. Motion carried a unanimous vote.***