



Board of Commissioners - Zoning Public Hearings
August 22, 2024, 6:00 PM
Room 108, Annex Building
After Agenda

The Spalding County Board of Commissioners held a Zoning Public Hearing Meeting on Thursday, August 22, 2024, at 6:00 pm in the Spalding County Annex Room 108, with Chairman Clay Davis presiding. Commissioners Rita Johnson, James Dutton, and Gwen Flowers-Taylor were present for the meeting. Commissioner Ryan Bowlden was absent from the meeting. Also present were County Manager, Steve Ledbetter, County Attorney, Stephanie Windham, Zoning Attorney, Newton Galloway, Community Development Director, David Allen, and Deputy County Clerk, Ragan Jones, to record minutes.

A. Opening (Call to Order)

The meeting was called to order by Chairman Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation

County Manager, Dr. Ledbetter, delivered the Invocation.

C. Pledge to Flag

Commissioner Johnson led the Pledge to the Flag.

D. 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.

E. New Business

1. Community Development for Approval of New Alcohol License for Retail Sale of Beer and Wine.

Consider approval of the following New 2024 Alcohol Licenses for Retail Sale of Beer and Wine:

- High Falls Country Store, new ownership (James K. Joy), located at 2662 High Falls Road, Griffin, Ga 30224. No Violations.
- Ringgold Grocery, 4243 Jackson Road, Griffin GA 30223. No Violations.
- Nash Food Mart, 1511 Vaughn Road, Griffin, GA 30223. No Violations.

Motion/Second by Dutton/Johnson to approve the following new 2024 alcohol licenses for retail sale of beer and wine: High Falls Country Store, High Falls Road, Griffin, Ga 30224, Ringgold Grocery, 4243 Jackson Road, Griffin GA 30223, Nash Food Mart, 1511 Vaughn Road, Griffin, GA 30223. Motion carried by a unanimous vote.

2. **FLUMA 24-01A:** McLeRoy Inc, Owner; Dee McLeRoy, Agent; 1279 Maloy Road, 2831 Williamson Road, and 2833 Williamson Road (Approximately 32.9 acres located in land lot 43 of the 2nd land district).
3. **Application 24-09Z:** McLeRoy Inc, Owner; Dee McLeRoy, Agent; 1279 Maloy Road, 2831 Williamson Road and 2833 Williamson Road (Approximately 32.9 acres located in land lot 43 of the 2nd land district). The applicant requests to rezone **from** AR-1, Agricultural and Residential **to** C-1, Highway Commercial for a proposed convenience store, restaurants, and future office and retail space.

The following citizen spoke AGAINST the proposed rezoning.

Dewayne Chapman, 2714 Williamson Road

Angela Chapman, 2714 Williamson Road

Judy Snider, 120 Canaan Court

Chase Alexanian, 25 Rover Road

Cristine Thomas, 400 N Rover Road

Kella Barnett, 185 Rover Road

Jenny Klemm, 119 Canaan Court

Renee Buchanan, 2693 Williamson Road

Emily McGinnis, 2718 Williamson Road

Dewayne Harry, 672 Maloy Road

Diane Kalina, 13 Rover Road

Buddy Ray Wilson, 1313 Moreland Road

Kim Stone, 2715 Williamson Road

Brandy Byard, 135 Bethany Road

Linda Miller, 100 Rover Road

David Kelly, 1488 Rover Zetella Road

Gail Stephenson, 1241 Moreland Road

Jamie Newton, 101 Saint Luke Drive

Debby Daniel Bryant, 282 N Rover Road

Bill Bryant, 282 N Rover Road

Jordan Valimont, 2722 Williamson Road

Yvonne Langford, 600 S Hill Street

Windall Gunnels, 1061 Moreland Road

Loria Jester, 100 Wilder Way

Virgina Langford, 600 S Hill Street

Cedric Randolph, 137 Wilder Way

Dale Shaw, 362 Williamson

Tony Deeb, 620 Bethany Road

Carolyn Driver, 1620 Moreland Road

Ulyssen Driver, 1620 Moreland Road
Stacy Donaldson, 1058 Moreland Road

The following citizen spoke FOR the proposed rezoning.

Walter Howard, 856 Maloy Road
Eric McLeRoy, 200 Plaza Drive
Dee McLeRoy, 200 Plaza Drive
Charles Gilbert, 200 Plaza Drive

After the public hearing, the applicant, McLeRoy Inc., stated to withdraw FLUMA 24-01A and Application 24-09Z from AR-1 to C-1.

4. Presentation of the genealogy summary for the cemetery located on parcel 257 01007M.

Mr. Galloway presented the Board with information of the genealogy report on the cemetery on Hardy Road with the New Salam Baptist Church. In the report, no heirs could be identified and no connections to the cemetery. There were graves that contained people with several names that could have lived anywhere. This is the last step in the abandoned cemetery process with allows now that lot to be developed with appropriate protection for the cemetery.

F. Other Business

1. **Lift from table Application 23-06Z:** Minerva Spring Lake, LP, Owner- Parcel 239 04062 (Approximately 9.278 acres located in Land Lot 183 of the 3rd Land District)- Requesting to rezone from AR-1, Agricultural and Residential to R-2, Single Family Residential Low Density.

Lift from table Application 23-13S: Minerva Spring Lake, LP, Owner- Parcel 239 04062 (Approximately 9.278 acres located in Land Lot 183 of the 3rd Land District)- The applicant is requesting a special exception to allow cluster dwellings-Traditional Design. This property is currently zoned A-R, Agricultural and Residential.

Lift from table Application 23-11V: Minerva Spring Lake, LP, Owner- Parcel 239 04062 (Approximately 9.278 acres located in Land Lot 183 of the 3rd Land District)- The applicant is requesting a variance to reduce front and side setbacks.

Lift from table Application 23-11AV: Minerva Spring Lake, LP, Owner- Parcel 239 04062 (Approximately 9.278 acres located in Land Lot 183 of the 3rd Land District)- The applicant is requesting a variance to reduce the length and diameter of the cul-de-sacs.

Motion/Second by Flowers-Taylor/Dutton to have New Business #1 remained tabled until a later date. Motion carried by a unanimous vote.

2. **Lift from table** Consider the approval of Minerva's master plan for property located in parcels 244 02011A & 244 02011. The proposed development will consist of 59 lots of approximately 6,000 square feet.

Lift from table Application 23-14S: Minerva Spring Lake, LP, Owner Parcels 244 02011A & 244 02011 (Approximately 30.694 acres located in Land Lot 169 of the 3rd Land District)- The applicant is requesting a special exception to allow Cluster Dwellings Traditional Design. This property is currently zoned PDD, Planned Development District.

Lift from table Application 23-12V: Minerva Spring Lake, LP, Owner Parcels 244 02011A & 244 02011 (Approximately 30.694 acres located in Land Lot 169 of the 3rd Land District) The applicant is requesting a variance to reduce the front, side and rear setbacks. This property is currently zoned PDD, Planned Development District.

Motion/Second by Flowers-Taylor/Dutton to have New Business #2 remained tabled until a later date. Motion carried by a unanimous vote.

G. Executive Session – None.

H. Adjournment

Motion/Second by Dutton/Flowers-Taylor to adjourn at 7:42.

Motion/Second Dutton/Flowers-Taylor to rescind motion to adjourn due to discussion of New Business #4.

Motion/Second by Dutton/Flowers-Taylor to adjourn at 7:44. Motion carried by a unanimous vote.