

**Minutes
Board of Commissioners
Zoning Public Hearings
October 24, 2024
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**



Present: Clay Davis, James R Dutton, Ryan Bowlden, Rita Johnson
Absent: Gwen Flowers-Taylor

I. Opening (Call to Order)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

- Commission Chair Davis called the meeting to order at 6:00 pm

II. Invocation

- Commissioner James Dutton led the Invocation

III. Pledge to Flag

- Commissioner Rita Johnson led the Pledge to the Flag

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.

- **Application 24-30S: David and Donald Youngberg, Owner- 99 East Mt. Zion Road (Approximately 2.25 acres located in land lot 029 of the 1st land district). The applicant is requesting a special exemption to keep a manufactured home on the property.**

Motion/Second by Ryan Bowlden/James R Dutton to Approve Motion to open public hearing at 6:03 pm. Motion passed unanimously by all.

- Donald Youngberg spoke as the applicant to request the Board of Commissioners to consider his application to place a manufactured home on the property.

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to close public hearing at 18:04. Motion passed unanimously by all.

- **Application 24-33Z: Brian Remington, Owner-1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District)- The applicant is requesting to rezone from R-4 (Single Family) to R-6 (Planned Residential Community)**

Motion/Second by Ryan Bowlden/James R Dutton to Approve Motion to open public hearing at 6:05 pm. Motion passed unanimously by all.

- Harvey Pilkenton spoke as the applicant.

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to close public hearing at 6:06 pm. Motion passed unanimously by all.

- **Application 24-14VA: Brian Remington, Owner- 1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District) The applicant is requesting a Variance to omit Garage requirement and have no garage for each unit. This case will go before the Board of Commissioners on October 24, 2024, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA.**

Motion/Second by Rita Johnson/James R Dutton to Approve Motion to open public hearing at 6:07 pm. Motion passed unanimously by all.

- Harvey Pilkenton spoke as the applicant

Motion/Second by James R Dutton/Rita Johnson to Approve Motion to close public hearing at 6:07 pm. Motion passed unanimously by all.

- **Application 24-14VB: Brian Remington, Owner- 1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District) The applicant is requesting a Variance for Reduction of setback from 60 feet to 40 feet. In lieu of the additional 60 feet applicant will provide a decorative fence and landscaping along right of way in front of houses. This case will go before the Board of Commissioners on**

October 24, 2024, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA.

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to open public hearing at 6:08 pm. Motion passed unanimously by all.

- Harvey Pilkenton spoke as the applicant

Motion/Second by Rita Johnson/James R Dutton to Approve Motion to close public hearing at 6:09 pm. Motion passed unanimously by all.

- **Proposed Text Amendment to the Spalding County Code of Ordinances, Appendix IV – Zoning, Article 2, Sec. 202 – General definitions, pertaining to data centers.**

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to open public hearing at 6:09 pm. Motion passed unanimously by all.

- No one spoke

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to close public hearing at 6:10 pm. Motion passed unanimously by all.

- **Proposed Text Amendment to the Spalding County Code of Ordinances, Appendix IV – Zoning, Article 14A – C-1C Manufacturing Light, Sec. 1403A – Permitted Uses, pertaining to data centers.**

Motion/Second by James R Dutton/Ryan Bowlden to Approve Motion to open public hearing at 6:10 pm. Motion passed unanimously by all.

- No one spoke

Motion/Second by James R Dutton/Rita Johnson to Approve Motion to close public hearing at 6:11 pm. Motion passed unanimously by all.

V. Consent Agenda

- **2025 Alcohol Renewal: Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: - 390 Airport Road. NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: Patrick Vakam for Monoprix FoodMart, located at 390 Airport Road, Griffin, Ga. 30224. 390 Airport Road - Alcohol Renewal.pdf**

- **2025 Alcohol Renewal: Consider approval of the following Alcohol Renewal for Retail Sale of Beer and Wine for the following: - 3420 Jackson Road. NO VIOLATIONS Consider approval of the following Alcohol Renewal for Retail Sale of Beer and Wine for the following: Shirley Ellis for Circle K Store #2723331 located at 3420 Jackson Road, Griffin, Ga. 30223 3420 Jackson Road - 2025 Alcohol Renewal.pdf**
- **2025 Alcohol Renewal: Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: - 4275 Highway 19/41. NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: Chirag N. Desai for Tony's One Stop, located at 4275 Highway 19 / 41, Hampton, Ga. 30228 4275 Highway 19 - 2025 Alcohol Renewal.pdf**
- **2025 Alcohol Renewal for Retail Sale of Beer and Wine - 2995 North Expressway. NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: Ruchitkumar Patel for Valero Food Mart located at 2995 North Expressway, Griffin, Ga. 30223 2995 North Expressway - 2025 Alcohol Renewal.pdf**
- **2025 Alcohol Renewal for Retail Sale of Beer and Wine - 3200 High Falls Road. NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: Aziz Ali for Chevron Food Mart located at 3200 High Falls Road, Griffin, Ga. 30224 3200 High Falls Road - 2025 Alcohol Renewal.pdf**
- **2025 Alcohol Renewal for Retail Sale of Beer and Wine - 2903 North Expressway. NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Retail Sale of Beer and Wine for the following: Jyotshna Patel for Expressway Food Mart located at 2903 North Expressway, Griffin, Ga. 30223 2903 North Expressway - 2025 Alcohol Renewal.pdf**
- **2025 Alcohol Renewal for Consumption on Premises of Beer, Wine, and Liquor - 250 Del Webb Boulevard (Sun City). NO VIOLATIONS Consider approval of the following 2025 Alcohol Renewal for Consumption on Premises of Beer, Wine, and Liquor for the following: Douglas Byron Cook for Sun City located at 250 Del Webb Boulevard, Griffin, Ga. 30223. 250 Del Webb Boulevard - 2025 Alcohol Renewal.pdf**

Motion/Second by James R Dutton/Ryan Bowlden to Approve Dr. Ledbetter read the requests for the 2025 Alcohol renewals into the record as listed in the agenda and the Board of Commissioners approved the Consent Agenda in whole. Motion passed unanimously by all.

VI. New Business

- **Application 24-30S: David and Donald Youngberg, Owner- 99 East Mt. Zion Road (Approximately 2.25 acres located in land lot 029 of the 1st land district). The**

applicant is requesting a special exemption to keep a manufactured home on the property. Commissioner Dutton reviewed the map that indicated the number of manufactured homes in the area and stated, "our policy is to approve the placement of a manufactured home, only if the majority of the homes in the area are manufactured homes. The map indicates there are only 18 manufactured homes and 60 stick-built homes, so it appears we have to deny this application based on our policy."

- Staff Report 23-30S BOC 9.26.24.pdf Property Pictures.pdf
- Adjacent Properties.pdf
- Report - 269 01009F - 08-27-24.pdf
- Legal Ad - East Mt. Zion Road 10-24-2024Spalding County Mtg.docx Ad 10-4-2024.pdf
- 5 Day letter to applicate -Rescheduled.docx Zoning Sign 10.24.24.pdf
- Address - post card - adj property owner 585 N McDonough Rd - Copy.doc

Motion/Second by James R Dutton/Ryan Bowlden to Deny Motion to deny the application.

Motion passed unanimously by all.

- **Amplification Permit Request for 6220 Newnan Road (Brooks Manor Farm) for October 26, 2024.**
 - Application.pdf
 - Broosk Manor Farm Info.pdf
 - Sheriff-Public Works.pdf

Motion/Second by James R Dutton/Rita Johnson to Approve.

Motion passed unanimously by all.

- **Application 24-33Z: Brian Remington, Owner-1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District). The applicant is requesting to rezone from R-4 (Single Family) to R-6 (Planned Residential Community) Commissioner Dutton spoke against the development.**
 - Commissioner Johnson spoke against the development
 - Staff Report Case 24-33Z Rehoboth Road Rezoning - Pilkenton October BOC.pdf 24-33Z Pilkenton-1118 Rehoboth rd.pdf
 - Site Plan_overall 8_15_2024.pdf Site Plan_Enlarged 8_15_2024.pdf Arch_Exhibit_FLOOR_8_14_2024l.pdf Arch_Exhibit_ELEV_8_14_2024l.pdf Revised Architectural - October 2024.pdf
 - Sewer Capacity Letter-Harvey Pilkenton 8-26-24.pdf Add'l Deeds 1118 Rehoboth Rd.pdf

- Adj Property - post card - rezoning.doc Legal Ad template 10-04-2025.pdf Zoning Sign October.pdf
- Pilkenton_Multifamily_10_16_2024_overall with second fire entrance.pdf
Pilkenton_Multifamily_10_16_2024 with second fire entrance.pdf

Motion/Second by James R Dutton/Rita Johnson to Deny. Motion passed unanimously by all.

- **Application 24-14VA: Brian Remington, Owner- 1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District) The applicant is requesting a Variance to omit Garage requirement and have no garage for each unit. This case will go before the Board of Commissioners on October 24, 2024, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA.**

- **Application 24-33Z did not pass, making this agenda item moot.**

- Staff Report Case 24-14VA Rehoboth Road Variance - Pilkenton BOC 10.24.24.pdf 24-14VA Pilkenton-1118 Rehoboth Rd.pdf Add'l Deeds 1118 Rehoboth Rd.pdf
- Site Plan_Enlarged 8_15_2024.pdf
- Arch_Exhibit_FLOOR_8_14_2024l.pdf
- Revised Architectural - October 2024.pdf
- Legal Ad template 10-04-2025.pdf
- Adj Property Owner - post card - Variance.doc
- Zoning Sign - October 2024.pdf

- **Application 24-14VB: Brian Remington, Owner- 1118 Rehoboth Road (Approximately 26.32 acres located in Land Lot 244 of the 2nd Land District) The applicant is requesting a Variance for Reduction of setback from 60 feet to 40 feet. In lieu of the additional 60 feet applicant will provide a decorative fence and landscaping along right of way in front of houses. This case will go before the Board of Commissioners on October 24, 2024, at 6:00 p.m. in the Spalding County Annex Building, Room 108, 119 East Solomon Street, Griffin, GA.**

- Staff Report Case 24-14VB Rehoboth Road Variance - Pilkenton BOC 10.24.24.pdf
- 24-14VB Variance Application 118 Rehoboth Road.pdf
- Remington-Pilkington Deed.pdf
- Site Plan_overall 8_15_2024.pdf
- Site Plan_Enlarged 8_15_2024.pdf
- Arch_Exhibit_FLOOR_8_14_2024l.pdf
- Revised Architectural - October 2024.pdf
- Legal Ad template 10-04-2025.pdf
- Adj Property Owner - post card - Variance.doc

Zoning Sign - October 2024.pdf

- **Application 24-33Z did not pass, making this agenda item moot.**

- **Proposed text amendment to the Spalding County Code of Ordinances, Appendix IV – Zoning, Article 2, Sec. 202 – General definitions, pertaining to data centers.**
 - Data Centers REV 10.24.24 BOC.pdf
 - Legal Ad template 10-04-2025.pdf

Motion/Second by James R Dutton/Ryan Bowlden to Approve.

Motion passed unanimously by all.

- **Proposed text amendment to the Spalding County Code of Ordinances, Appendix IV – Zoning, Article 14A – C-1C Manufacturing Light, Sec. 1403A – Permitted Uses, pertaining to data centers.**
 - Commissioner Dutton provided comments regarding Bitcoin mining.
 - Dr. Ledbetter shared with the Board of Commissioners a previous application for a bitcoin mining location in Tri-County Overlay.
 - Data Centers REV 10.24.24 BOC.pdf
 - Legal Ad template 10-04-2025.pdf
 - Another Option.pdf

Motion/Second by James R Dutton/Ryan Bowlden to Approve Mr. Allen asked if the Board of Commissioners would include Section 1703 Permitted Uses of PDD - 1703(a)(4) data centers as defined as a permitted use. Motion passed unanimously by all.

VII. Other Business

- **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.**

Motion/Second by Rita Johnson/Ryan Bowlden to Approve Motion to lift from the table.

Motion passed unanimously by all.

Motion/Second by Rita Johnson/James R Dutton to Approve Motion to approve without additional comments. Motion passed unanimously by all.

Motion/Second by Rita Johnson/James R Dutton to Approve

- Mr. Brian Davidson asked if the Board of Commissioners intended to approve without any of the conditions as presented by staff. Commissioner Johnson indicated her intent was to include staff recommendations for the rezoning. Mr. Gallaway indicated that a separate motion would be required and considered.

The new motion was to rezone the property from AR-1 to R1 with staff recommendations 1, 2, 3, 4, 5, 7, 8, 9, and 10 and to amend staff recommendation 6 to indicate no more than 10% rental properties allowed.

Motion passed unanimously by all.

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.

- **Board of Commissioners did not lift this item from the table**

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.

- **Board of Commissioners did not lift this item from the table**

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. Minerva-Jordan Hill North 23-13S Letter of Intent.pdf

- **Board of Commissioners did not lift this item from the table**

Minerva 23-06Z UPDATED BOC.pdf Minvera-Jordan Hill 23-06Z Application.pdf Minerva-Jordan Hill North 23-13S-Application.pdf Minerva-Jordan Hill North 23- 13S Proposed Elevations.pdf Minvera-Jordan Hill 23-11AV Application.pdf Minvera-Jordan Hill 23-11V Application.pdf JHR North_Zoning_2023-08-16.pdf

- Jordan Hill Sites Traffic Study.pdf
- Minerva JHR North BOC 2024-09-26.pptx
- Minerva JHR South BOC 2024-09-26.pptx

- **Board of Commissioners did not lift this item from the table**

- 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.
 - **Board of Commissioners did not lift this item from the table**
- 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.
 - **Board of Commissioners did not lift this item from the table**
- 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. Agenda item was not lifted from the table
 - Minerva Jordan Hill 23-14S Letter of Intent.pdf
 - JHR South_Zoning_2023-08-16.pdf
 - Minerva Jordan Hill 23-14S Application.pdf
 - Jordan Hill 23-12V Application.pdf
 - Plats Minvera Jordan Hill 23-12V.pdf
 - Jordan Hill Sites Traffic Study.pdf
 - Proposed Elevations.pdf
 - Legal Description.pdf
 - JHR South_Plat_2023-08-16.pdf
 - Minerva Master Plan staff report UPDATED BOC.pdf

VIII. Executive Session

- No executive session

IX. Adjournment

- Commission Chair Davis asked each of the Commissioners if they had anything to share.
 - Commissioner Rita Johnson - nothing to share
 - Commissioner James Dutton - shared a conversation regarding his trip and subsequent discussion with his church historical records in Salt Lake City and the possibility of training on how to manage the documents for historical records at Our Legacy Museum

- Commissioner Ryan Bowlden - nothing to share
- Commission Chair Davis - Thanked the County Manager for supporting his efforts to attend an event in Zebulon, GA the previous day, Thanked Warden Humphrey for inviting him to attend the Volunteer Appreciation event at the CI, and thanked Susan Ellington for her service to the county.

Motion/Second by Rita Johnson/James R Dutton to Approve Motion to adjourn at 7:56 pm.

Motion passed unanimously by all.