



Board of Commissioners

Spalding County Board of Commissioners

Public Hearing

November 23, 2004

6:00 p.m.

Room 108, Spalding County Courthouse Annex

A public hearing was held by the Spalding County Board of Commissioners in Room 108 in the Courthouse Annex, Thursday, November 23, 2004 beginning at 6:00 o'clock p.m. with Commissioners Michael Kendall, Cecil Davis, Eddie Goss, Johnie McDaniel and Dick Morrow present. Also present were County Manager William Wilson, Community Development Director Chuck Taylor, Zoning Attorney Newton Galloway and Executive Secretary Teresa Watson.

I. CALL TO ORDER – Chairman Kendall

II. NEW BUSINESS

1. Application #04-37S: Inland Empire, Inc., Owner – The Lord's House, Inc., Agent – North Second Street Extension (6.18 acres located in Land Lot 197 of the 3rd Land District) – requesting a Special Exception to allow a Church in the AR-1 District.

Petition was withdrawn by applicant.

Commissioner Morrow made a motion to amend the agenda to consider Items #3, 4 and 7 at this time due to petitioners' request for tabling. Commissioner Davis seconded the motion which passed by a vote of 5-0.

3. Application #04-21Z: Earl Sherwood, Owner – Alan R. Mobley, Agent – High Falls Road off Alicia Drive (46.1 acres located in Land Lot(s) 207 and 208 of the 2nd Land District) – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Chairman Kendall made a motion to table this application until January 27, 2005, seconded by Commissioner McDaniel, and the vote was 4-0-1 in favor of the motion with Commissioner Morrow abstaining due to conflict.

4. Application #04-21AZ: Walter E. Jones, Jr., Executor for the Estate of Paul H. Walker, Jr. – Owner – Alan R. Mobley, Agent – High Falls Road (86.81 acres located in Land Lot(s) 209 and 210 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to R-5, Single Family Residential.

Chairman Kendall made a motion to table this application until January 27, 2005, seconded by Commissioner McDaniel. The vote was 4-0-1 in favor of the motion with Commissioner Morrow abstaining due to conflict.

7. Application #04-23Z: Deborah J. Puckett, Owner – Bill Singh and Bob Singh, Agent – 19 North McDonough Road (1.25 acres located in Land Lot(s) 15 and 16 of the 3rd Land District) – requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial.

Chairman Kendall made a motion to table this application until January 27, 2005, seconded by Commissioner McDaniel. The vote was unanimous at 5-0 in favor of the motion to table.

The Public Hearing returned at this point to the order of applications as published on the agenda.

2. Application #04-60S: Margaret Wanda Stubelt Greenberg, Owner – 160 South McDonough Road (11.5 acres located in Land Lot 18 of the 3rd Land District) – requesting a Special Exception to allow a Class A Manufactured Home in the AR-1 District.

Mr. Chuck Taylor said applicant requests a Special Exception to replace an existing manufactured home with a new manufactured home on property in the AR-1 district. The proposed home is a 2005 Palm Harbor home with approximately 1920 square feet heated space and an estimated cost of \$71,400.00. Based on the requirements from Section 413 G' of the Unified Development Ordinance (UDO), there is a trend in this area toward conventional home construction by an overwhelming majority and, for this reason, Staff recommends denial of this Special Exception application.

Mr. Morrow noted the report showed that within a half-mile radius of this property were 110 parcels, and only six were manufactured homes with 91 single-family, conventionally constructed homes.

Margaret Greenberg, 160 South McDonough Road, Griffin, GA

Mrs. Greenberg, owner of the property, said she was requesting this Special Exception to replace a fifteen-year-old manufactured home. The current home has just over 1400 square feet and a 3/12 roof pitch, whereas the new home has a 4/12 roof pitch and contains over 1900 square feet. She recently married and she and her new husband found themselves with two manufactured homes, one in Henry County and one in Spalding County. They will be retiring soon and cannot afford a site-built home, but the manufactured home allows an economical alternative while still improving the current home situation. Her husband has elderly parents, also, and the new manufactured home could accommodate for their care should that need arise. The home sits about 600 feet off the road and the property is heavily wooded on the front so the home is not visible from the road. To the north of her property is a manufactured home and two or three homes south of her property are manufactured homes, as well. Whatever the outcome of the vote tonight, there will still be a manufactured home at 160 South McDonough Road ... the only question is whether it will be a newer, larger home in keeping with current standards.

David Greenberg, 160 South McDonough Road, Griffin, Georgia

Mr. Greenberg, husband of Margaret, confirmed the statements made by Mrs. Greenberg.

Kathy Strenth, 170 South McDonough Road, Griffin, Georgia

Ms. Strenth, the next door neighbor to Mr. and Mrs. Greenberg, also lives in a manufactured home and voiced no objection to Mrs. Greenberg replacing her older home with a newer, better home that would also increase the property value. She submitted for the file a letter from her neighbors, Frank and Marilyn Manord, at 180 South McDonough Road, who live in a brick home, and they have no objection to the Greenberg's replacing their manufactured home either. Theirs is the largest home in the immediate area.

Mrs. Janet Floyd, 81 North McDonough Road, Griffin, Georgia

Mrs. Floyd said she was a friend to Mr. and Mrs. Greenberg and went to church with Margaret. She affirmed that the house was not visible from the road because of the woods and stated she had no objection to the home's replacement.

Mr. Aubrey Spruill, 2422 High Falls Road, Griffin, Georgia

His property is just around the corner from Mr. and Mrs. Greenberg. He felt the replacement of the older home with a newer one would only be beneficial for the community and urged approval from the Board of Commissioners.

Mrs. Celeste Stubelt, 150 South McDonough Road, Griffin, Georgia

Mrs. Stubelt, neighbor to the applicant, felt replacement of the older home with the proposed newer one would be an upgrade for the property and increase its value. She urged approval.

Ms. Betsy Chady, 103 Walnut Grove Road, Griffin, Georgia

Ms. Chady had left the meeting, stated a neighbor, Darrell Ellerbee. Mr. Ellerbee, of 124 Walnut Grove Road, said Ms. Chady had been under the same misconception as he, but they both were no longer in opposition to the petition. He had removed his name from the list of those signed to speak against the applicant's request. Mr. Ellerbee commented he could see Mrs. Greenberg's property from his own and it was not an eyesore. He felt anything she proposed would constitute an upgrade.

Commissioner Davis said the property was in his territory and he had no problem with the request.

Commissioner Davis made a motion to approve the request of Mrs. Greenberg, and Commissioner McDaniel seconded the motion.

Commissioner Morrow said it was not personal, but he wanted to see the County maintain the record it had developed over recent years to push toward stick-built homes and away from mobile and manufactured homes. He felt the Staff had their recommendation to deny exactly right, particularly based on the ratio of stick-built homes to manufactured homes in the immediate area.

Commissioner McDaniel said for the six years he had been on the Board of Commissioners, they had been most cooperative with those who live in mobile homes and want to replace for newer homes. They have been rather strict on bringing new manufactured homes into the County but historically he felt they had been open to those who wanted to upgrade.

On calling the question, the vote was 4-1 to approve the motion, with Commissioner Morrow voting in opposition.

5. Application #04-22Z: Lee Wall, Kenneth D. Dorsey, John Wall and Tammy Wall, Owners – Jackson Road (Highway 155) and North McDonough Road (91.14 acres located in Land Lot 80 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Mr. Taylor said the property is located on Jackson Road at the intersection with North McDonough Road with frontage on both rights of way. The applicant is requesting approval from Spalding County to allow the development of the tract totaling 91.14 (+-) acres to develop a single family residential subdivision with 52 dwelling units and an area of approximately 25 acres of common space/green space as part of the development plan. Both Staff and the Planning Commission, at its October meeting, recommended approval.

Mr. Taylor continued with a discussion of the next item on the agenda, as well, for a Special Exception for this same property.

The applicant is requesting approval from Spalding County to allow the development of a 91.14 (+-) acre tract to develop a residential community using the Country Club design theme. The development would include 52 single family residential dwelling units and approximately 24.7 acres of open space. The proposed site plan has two access points from Jackson Road to the north, and a connection point into Sunshine Ridge via Kaitlin Circle to the south. Without approval of the Special Exception request, they estimate that only a total of approximately 37 two-acre lots could be developed on the property.

Staff recommends conditional approval as follows:

- a. Applicant will revise house plan 1867 with additional design elements to be approved by staff.
- b. Applicant will redesign the streetscape per county specifications indicating type and size of trees proposed.
- c. Walking trail shall be redesigned so as not to encroach onto individual lots.
- d. Applicant will provide staff plans for the commercial playground.
- e. Applicant will revise the elevation for the club house indicating the use of brick, stone or stucco.
- f. All lots with 50' setbacks will be sodded.

- g. Front porches of decks shall be finished in character with the homes.

At their October meeting, the Board of Appeals recommended conditional approval as noted by the Staff recommendations above, as well as a stipulation that Lots 6 through 10 and the lots on North McDonough Road do not encroach on the lake area. He noted their plans had already been revised to eliminate these encroachments.

Mr. Kenneth Dorsey, 261 Dobbins Mill Road, Griffin, Georgia

Mr. Dorsey said they wanted to develop this tract into 52 lots with plenty of green space. Half the tracts are already zoned R-2 and they wanted to bring everything together uniformly. They are working closely with Community Development and have accomplished everything requested of them so far except for the replacement of the one house plan, #1867, which is being done presently.

Commissioner Morrow said the six proposed curb cuts for the lots on North McDonough Road would negatively impact traffic flow, and he suggested they incorporate shared drives, reducing the number of curb cuts to three.

Mr. Taylor said this concept had been incorporated before.

Commissioner McDaniel asked if Spalding County required that playgrounds meet certain specifications, and Mr. Taylor responded those minimum playground standards were already in the Ordinance.

Mr. Dorsey said they were not finished with the playground amenities either. More equipment and finishing would be forthcoming on that particular aspect of the plan.

Commissioner Morrow made a motion to conditionally approve the application with the seven recommendations of Staff and Board of Appeals, as well as three additional recommendations from the Board of Commissioners respectively, as follows:

- a. Applicant will revise house plan 1867 with additional design elements to be approved by staff.
- b. Applicant will redesign the streetscape per county specifications indicating type and size of trees proposed.
- c. Walking trail shall be redesigned so as not to encroach onto individual lots.
- d. Applicant will provide staff plans for the commercial playground.
- e. Applicant will revise the elevation for the club house indicating the use of brick, stone or stucco.
- f. All lots with 50' setbacks will be sodded.
- g. Front porches of decks shall be finished in character with the homes.
- h. The six lots on North McDonough Road (identified as developer's lots numbered 48 – 53) shall share driveways, resulting in three curb cuts rather than six.
- i. Porches shall be underpinned.
- j. Lots 6 through 10 and Lots on North McDonough Rd. shall not encroach into lake area.

Commissioner Davis seconded the motion which passed by a vote of 4-1 with Commissioner Goss voting in opposition.

6. Application #04-59S: Lee Wall, Kenneth D. Dorsey, John Wall and Tammy Wall, Owners – Jackson Road and North McDonough Road (91.14 acres located in Land Lot 80 of the 2nd Land District) – requesting a Special Exception to allow 1-acre lots (Country Club Subdivision Design) in the R-2 District.

Commissioner Morrow made a motion to conditionally approve the application with the seven recommendations of Staff and Board of Appeals, as well as three additional recommendations from the Board of Commissioners respectively, as follows:

- a. Applicant will revise house plan 1867 with additional design elements to be approved by staff.
- b. Applicant will redesign the streetscape per county specifications indicating type and size of trees proposed.
- c. Walking trail shall be redesigned so as not to encroach onto individual lots.
- d. Applicant will provide staff plans for the commercial playground.
- e. Applicant will revise the elevation for the club house indicating the use of brick, stone or stucco.
- f. All lots with 50' setbacks will be sodded.
- g. Front porches of decks shall be finished in character with the homes.
- h. The six lots on North McDonough Road (identified as developer's lots numbered 48 – 53) shall share driveways, resulting in three curb cuts rather than six.
- i. Porches shall be underpinned.
- j. Lots 6 through 10 and Lots on North McDonough Rd. shall not encroach into lake area.

Commissioner Davis seconded the motion which passed by a vote of 4-1 with Commissioner Goss voting in opposition.

8. Application #04-27Z: James S. Wade, Jr., Owner – John M. Cogburn, Jr., Agent – 1206 Enterprise Way (2.50 acres located in Land Lot 117 of the 2nd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mr. Taylor noted the applicant has requested approval from Spalding County to allow the use of the tract as a Polaris (ATV) dealership. The property is presently being utilized for storage by Wade Tractor and Equipment, Inc. The reason for the requested zoning amendment is because the Ordinance does not allow for recreational vehicle sales and service within a C-1 district, therefore rezoning to C1-B is necessary. Staff and the Planning Commission, at its October meeting, recommend approval of the application.

Mr. James S. Wade, Jr., 137 Chestnut Hill Road, Griffin, Georgia

Mr. Wade, the owner of the property, said he purchased this building from Mr. Guy Williamson about a year ago for storage and to expand the Wade Tractor dealership. They have elected to expand into the area of ATVs, particularly with the Polaris brand. This will necessitate a rezoning evidently, and he thanked the Board for its consideration.

Commissioner McDaniel asked if Mr. Wade would accept a condition that only new product be displayed and/or stored in the front of the building.

Mr. Wade said they had no intention of storing any equipment in front of the building at all except during open business hours. Anything displayed there during the day would most certainly be put away after hours. There is a fence in front and a security system, as well. Not much product would be displayed outside anyway. There will be some very limited outside storage but is intended to be very minimal.

Commissioner McDaniel made a motion to approve the application conditionally, providing that only new product can be displayed in front of the building. Commissioner Davis seconded the motion which passed by a unanimous vote of 5-0.

9. Application #04-57S: Westmoreland Properties, LLC, Owner – Vineyard Road (85.51 acres located in Land Lot 37 of the 3rd Land District) – requesting a Special Exception to allow condominium dwelling, patio dwelling or zero lot line dwelling development standards in the R-2 District.

Mr. Taylor said Westmoreland Properties has requested approval from Spalding County to allow the development of an 85.51 (+-) acre tract to develop a residential community using the Country Club design theme. Development would include 82 single family residential dwelling units and 48.62 acres of open space. The proposed site plan has two access points from Vineyard Road to the north and Westmoreland to the east. Without approval of the

Special Exception request, Staff estimates that a total of approximately 35 two-acre lots could be developed on the property.

The property is already zoned R-2, so the only item for consideration tonight is the request for Special Exception to allow for what the Ordinance terms condominium, zero lot line, patio homes. However, these are single family homes being proposed on this property.

Mr. Taylor reviewed the revised concept plan with the Board of Commissioners and noted this was the first development to address meeting the density requirements of the Land Use Map. The Land Use Map supports a density of one unit per acre in this area, and this requirement would be met with this property. However, with sewer, the lots are shrinking to less than one acre, so the question has arisen as to whether gross acreage or net acreage should be used when comparing developments to the Land Use Map. Net acreage would take out the flood plain area and wetlands area found on the property. Staff's recommendation is to use gross acreage when looking at a property in comparison to the Land Use Map, but the Board of Commissioners has its first opportunity tonight to make this policy decision. Some discussion followed regarding gross acreage and its application in density considerations.

Staff and the Board of Appeals, at its October meeting, recommend conditional approval with the following stipulations:

- a. All homes will have brick, stone or stucco facades.
- b. 50' setbacks require lots to be sodded.
- c. Front porches shall be finished in character with the design of the houses.
- d. Increase the size of the clubhouse to 1200 square feet.
- e. Change the entrance to the amenities area from Vineyard Road to have access from within the development.
- f. Berms shall be put in place on the lots with sides on Vineyard and Westmoreland Roads.
- g. Fencing shall be placed along Vineyard Road in front of the playground area.

Mr. Taylor responded to Commissioner McDaniel that two cars could pass with no problem on the 20-foot proposed access driveway to the Clubhouse, but it would be tight for trucks. He felt this would not be an issue, though.

Mr. Mike Horne, 1065 Jodeco Road, Stockbridge, Georgia

Mr. Horne said this would be their first development in Spalding County, but they had done quite a few in other counties, mainly in Henry. They had strived to meet or exceed Ordinance requirements, and he felt they had met all the criteria put forth by Staff and the Board of Appeals. Amenities, such as commercial grade playground, clubhouse and athletic field, sidewalks, and walking trails would serve to make the development a quality one for the County. The walking trail, on the south end of the development, would connect to the future Tyus Park trail. There will be undisturbed areas on the south side of the property. Proposed homes would be 1750 square feet minimum, and he provided pictures of some homes his company had built. He asked for approval for this quality development.

Mr. Jim Westmoreland, 1360 Vineyard Road, Griffin, Georgia

Mr. Westmoreland opposed this development which he felt had been rushed through the system with little regard to obvious problem areas. He pointed out his property in relation to the development and said if the application were to be approved, he desired a stipulation that a berm be placed between the development and his tract. The property was only purchased in July and approved with conditions by the Board of Appeals only eleven days previous. He asked if Commissioners had dedicated at least 30 minutes to the study of this development and application. Commissioners assured him they had studied the issue carefully. He contended the development looked good on paper but maintained that image didn't have much relation to reality.

Mr. Westmoreland stated the greenspace and impervious buffer found on the south side of the property was swamp area and maintained everything there, including some portions of

the actual lots on the south side along the walking trail were extremely wet and, in his opinion, unbuildable. He presented several photos showing the wet areas of standing water that would be along the southernmost lots, particularly lots 20 through 25, and greenspace areas. He surmised it might be necessary to wear hip waders to walk on the walking trail along that area. It would, he thought, take tons of mulch to make the walking trail usable. Mr. Westmoreland said the comparisons of this development to Vineyard Ridge were not appropriate; Vineyard Ridge is high density with a swamp in the back, whereas this development is high density in the swamp. There will be 82 homes on essentially 29 acres of usable land which is around three homes per acre, but what they are applying for tonight would actually allow six homes per acre. This is entirely too much density, he felt, and was not consistent with what was currently in the area.

Commissioners assured Mr. Westmoreland there would be accel/decel lanes as required for the development.

Mr. James Crawford, Jr., 1141 Vineyard Road, Griffin, Georgia

Mr. Crawford said he came mainly to get clarification, because he was not quite sure how much he was against the development. He had worried about the wording of the application for condominium dwelling, patio dwelling or zero lot line dwelling. He urged a better description for the application.

Commissioner Morrow explained that the Subdivision Ordinance was based on one house per acre or less, but sewer can increase the density of that plan. He understood the confusion and agreed they might need to separate single family higher density from the other descriptions, but they happen to be in the same paragraph of the Unified Development Ordinance. This change had been discussed already.

Mr. Crawford said extensive development all over Spalding County is affecting road infrastructure, schools, traffic safety, sewer capacities, etc. They are adding some 350+ units recently with Will's Walk, Mr. Pruitt's development, Vineyard Ridge and another 82 here in Vineyard Park development. He felt the lift station was already overloaded and he urged caution for sewer capacities and runoffs into what he felt would be the only reservoir for some time to come. He was concerned about the swamp area, as well. Mr. Crawford was also concerned about what would happen should the proposed homeowners' association default on taxes in future years. He wondered if the property, in that instance, would revert to the County. This development, though, is so much better than some he had seen, and Mr. Crawford said he still wasn't sure if he was in opposition.

Mr. Horne returned to address the issues of Mr. Westmoreland and Mr. Crawford. They have spent quite a bit of time and money with engineering professionals doing flood studies. They have determined a flood line and that is incorporated into the development's plan. Some discussion followed, and Mr. Horne answered Chairman Kendall that approximately 350 to 400 feet existed between the southernmost edge of the lake to the southern border of the southernmost lots. They reviewed a map to scale to confirm this estimate. Mr. Horne felt Mr. Westmoreland's concerns about the southernmost lots being in a swamp area did not match up with actual engineering determinations. He relied on the information from the professionals and felt they were accurate; if the information should prove inaccurate, they would certainly change the plan.

Mr. Taylor responded to Commissioner McDaniel that there were several points in the development process where a lot would be deemed buildable or not, the first being the initial stage where flood plains and wetlands are identified, then another during the construction phase, and ultimately in the building permit phase. Flood plain can encroach into a lot as long as it doesn't encompass the buildable area; it just means those homeowners have to purchase flood insurance in addition to their regular homeowners' coverage. So, there are several points throughout the approval process that deal with this issue. The dark line is the impervious buffer setback. This creek is part of the Head's Creek watershed, and a watershed has additional requirements as far as protecting land, so nothing impervious can be utilized and other things such as septic systems could not be put into that area, as well.

Commissioner Goss asked if the landscaping berm along the western side was already there.

Mr. Horne said this was actually a walking trail that runs along the property line of Mr. Westmoreland from the front of the property. The berm shown is actually placed on the front of the property along the road, not down the side.

Mr. Westmoreland felt the survey referenced by Mr. Horne was done in a hurry, and he was not sure it was accurate.

Commissioner Morrow said angles and distances in the photographs and aerials could be deceiving, leading to a difference of opinion regarding the wetlands. He asked again about the inspection process to determine buildability on a lot.

Mr. Taylor said the County relies on engineering certification that a home is not subject to flooding and that it meets the compaction requirements for footings before a permit is issued. Then there are the additional opportunities for inspection detailed earlier.

Chairman Kendall noted and Mr. Taylor confirmed that an entire lot does not have to be buildable, but rather just the area where the dwelling will be located. Officials simply have to make sure the home is not subject to flooding. Part of the lot can, in fact, be located in a wetlands area.

Commissioner Morrow said even though it was still rather dense in the middle, this plan is so much better than it would have been even four years ago. There are nice amenities and the house size is good. His objection was that roadways in the area would not support any further development, as it relates to congestion and infrastructure, and his concern involved the density.

Commissioner McDaniel asked if the two parcels on the north and east sides of this tract were sufficiently screened presently. Mr. Horne said the smaller two-acre out parcel is cut out from the development but is owned by Westmoreland Properties, as well. The larger out parcel is basically in a field or pasture and has no screening. There is some screening around the house itself on the smaller tract. The flood plain area has heavy vegetation but not much around the southeastern portion of the development, particularly around lots 33 through 35. Mr. Horne responded to Commissioner McDaniel that he would be willing to provide vegetative screening along these lots, as well as the western border with Mr. Westmoreland along lots 1 through 6. Commissioner McDaniel said this screening needed to be substantial and not 18" seedlings. Mr. Taylor said the screening requirement in the Ordinance provided for a minimum 6 foot vegetative screen.

Chairman Kendall asked again what would happen should the homeowners' association become inviable, and Zoning Attorney Newton Galloway responded there had never been any provision in the standard subdivision ordinance for dealing with covenants other than those for private contractual lots. The Board of Commissioners can direct officials to require this provision for all homeowners' association covenants. This can also be required as a condition of this approval. In the case of the conservation subdivision, this requirement is tied to the fact that a specific direction is given to the developer to hold specified property undeveloped in perpetuity with the County's interest at stake.

Mr. Taylor said there were means of enforcing County requirements on homeowners' associations already, such as maintenance of retention ponds and preservation of facilities and amenities.

Mr. Westmoreland stated he wanted to clarify he objected to this kind of density in this type development in western Spalding County.

Commissioner McDaniel made a motion to approve the application conditionally with the seven recommendations stipulated by Staff and the Board of Appeals, as well as three additional recommendations from the Board of Commissioners, respectively as follows:

- a. All homes will have brick, stone or stucco facades.
- b. 50' setbacks require lots to be sodded.
- c. Front porches shall be finished in character with the design of the houses.
- d. Increase the size of the clubhouse to 1200 square feet.
- e. Change the entrance to the amenities area from Vineyard Road to have access from within the development.
- f. Berms shall be put in place on the lots with sides on Vineyard and Westmoreland Roads.
- g. Fencing shall be placed along Vineyard Road in front of the playground area.
- h. Front porches shall be underpinned.
- i. Vegetative screening as defined by the County shall be placed along the western sides of Lots 1 through 6 and the southern borders of Lots 33 through 35 as a buffer.
- j. There shall be included in covenants provisions for the dissolution of the homeowners' association in the event it should become inviable, comparable to the provisions found in Article 7: Conservation Subdivisions, Section 713: Homeowner Association Documents of Appendix A, Subdivision Ordinance of Spalding County, Georgia.

Commissioner Davis seconded the motion which passed by a vote of 3-2 with Commissioners Goss and Morrow voting in opposition.

The Board of Commissioners observed a ten-minute recess and then reconvened the meeting.

Commissioner McDaniel made a motion to collectively lift Agenda Items #10 through #17 for Applications #04-11Z, 04-11AZ, 04-11BZ, 04-11CZ, 04-42S, 04-43S, 04-44S and 04-45S respectively from the table, seconded by Commissioner Morrow and approved with a unanimous 5-0 vote.

Commissioner McDaniel made a motion to consolidate Agenda Items #10 through #17 for Applications #04-11Z, 04-11AZ, 04-11BZ, 04-11CZ, 04-42S, 04-43S, 04-44S and 04-45S respectively for consideration, seconded by Commissioner Morrow and approved with a unanimous 5-0 vote.

Mr. Kendall noted that, for those who signed to speak on each of the eight applications, speakers would be allowed one opportunity to address the Board of Commissioners.

Mr. Taylor said the applicant proposes to rezone the property, Big Pines Farm, to allow for a residential development that would consist of 427 single-family residential units with 113.8 acres of open space and requests a Special Exception to allow zero lot line dwellings. Twelve acres for a proposed school site is included in the plan, as well. The proposed development is located north of East McIntosh and south of Teamon Road. The applicant has proposed an on-site wastewater treatment facility to treat and dispose of the sewage generated by the development. The applicant has addressed some design issues raised by Staff in the past few weeks; however, there are still locational and infrastructure issues, and the density being proposed is not supported by the Land Use Map. Smoak Road is partially unpaved to the north of this site to Teamon Road. There is a railroad track that is inadequately marked, and a bridge is still substandard that is a concern for the proposed increased traffic. The intersection at Teamon and Smoak Roads is one that has been identified as needing improvement already. There does not appear to be a good exit for traffic. Most of the items changed by the applicant were on the rezoning side and they reviewed the most recent plan developed by the applicant. Staff recommends denial of both requests, as did the Planning Commission at their May meeting and the Board of Appeals at their September meeting.

Mr. Taylor said the currently adopted Land Use Map calls for the property to be developed as agricultural and forest, and the proposed Land Use Map shows the same. The proposed rezoning and Special Exception would not meet the direction of either map.

Mr. Andy Welch, 2200 Keys Ferry Court, McDonough, Georgia

The request before the Board tonight is for 285 acres to rezone from R-1 to PPD. They applied in February and have done a preliminary concept plan review with the Planning Commission on two occasions when only one was required. They appeared at the formal hearing of the Planning Commission, as well as the one for the Board of Appeals. At each level they have worked to amend and correct the plan according to issues raised by Staff, the public or County boards. The initial concept plan consisted of 598 lots, reduced to 525 then again to 427 lots after requests to address density and numbers of lots. The Planning Commission and Bruce Ballard, representing the school board, made some suggestions about the impacts to school services. Mr. Hockett, a native of Spalding County and living on the property since 1979 himself, chose to address this infrastructure issue by proposing an elementary school facility on a twelve-acre site. This would accommodate all the students who might likely be generated by this proposed development, as well as from other developments. The Planning Commission liked the way the open space was incorporated, giving 59% of the lots direct access to green space. The plan includes lake access, as well as the swim/tennis clubhouse at the front of the development where there will be a boulevard entrance. There are three entrances onto Smoak Road. The Planning Commission expressed an interest in adding larger lots, and several one-acre lots were added to the project.

Mr. Welch said the transportation issues raised by Staff have been addressed, as well. Mr. Hockett has agreed to improve and pave the road and improve the railroad crossing and the substandard bridge on the portion of Smoak Road that is unpaved. This should alleviate those Staff concerns. There is not much one can do about the location concerns of the property, though.

Mr. Robert Hockett, 497 Smoak Road, Griffin, Georgia

As Mr. Welch indicated, he pointed out the agricultural/residential area designated on the currently adopted Land Use Map and asked Commissioners to remember this area. He noted spots that, at the time the map was issued, were identified as low- or medium-density areas. Mr. Hockett then referenced the next page in the handout, which showed an area barely to the north by about 500 feet that will be medium-density according to the proposed future Land Use Map. Spring Lake was zoned in this area when it was already agricultural, similar to the situation for this proposed development. In the draft of the proposed future Land Use Map, this area is already zoned for medium density with a high level density being proposed in his project. Eighty feet from the front of his property is another project that is on the map for medium density, also on the dirt Smoak Road. Projects in this area have already been zoned in this manner, so he was not requesting anything that hasn't been done before under the current Land Use Map when not actually provided for on that Land Use Map. With the proposed future Land Use Map, it actually gets closer than 500 feet since that area is only 80 feet across the road.

Mr. Hockett said many specialists, engineers, designers, land planners, sewer and lake dam engineers, and other assorted professionals have been consulted and utilized in the development of this plan. He desires a quality development and presented, along with Mr. Welch, a box containing 1624 petitions signed by individuals who wanted to see quality development, as well. He understood many neighbors have raised concerns and that Mr. Blakely will present about 398 petitions signed by local residents who oppose the project. They have tried to meet or exceed the concerns expressed by residents, as well as County Staff and officials. This project is less dense than that of Minerva Properties, which was approved by the Board of Commissioners and has a higher portion of larger lots than Minerva, as well. The school, transportation, safety and sewer issues have all been addressed, and he stated he was willing to pave the remainder of Smoak Road at his expense and take care of the bridge. The safety of the bridge, originally raised eight months ago, hasn't kept his children from riding on that same bridge every day. He urged approval of the project.

Mr. Taylor responded to Commissioner McDaniel that the only other approval for medium density of which he was aware was Spring Lake on Smoak Road. The only other development involves five-acre lots on Cecil Jackson/Smoak Road/East McIntosh. These lots were cut out of AR-1 and not approved as a subdivision. KKP is a low-density

residential development at the corner of Smoak and Teamon Roads with access only on Teamon Road.

Mr. Louis Governo, 2222 Honeybee Creek, Griffin, Georgia

Mr. Governo said he used to live in the area and supported this quality project. He had dealt with Mr. Hockett before and trusted his judgment. He felt Mr. Hockett had gone above and beyond what was required to address concerns and make for a good fit. He urged approval of the development.

Mr. Charles A. Peterson, 18 Cook Lane, Stockbridge, Georgia

Having been in real estate for many years, he stated that a homeowners' association responsible for doing projects or maintaining the integrity of the subdivision has the right to lien the property so that property owners actually have to pay for any improvements or maintenance that is required by the homeowners' associations. It would not fall to other taxpayers to have to pay for any such improvements.

Mr. Peterson said he saw benefits to the County in great measure from the proposed development of Mr. Hockett, not the least of which is the paving of Smoak Road. The improvement of the dangerous railroad crossing and the bridge satisfactorily address safety issues in his mind. If the County really thinks the bridge and crossing are truly dangerous, the situation should have been improved by this time anyway. There is more than 100 acres of greenspace set aside that will never and can never be developed. This set aside is not because the property is unusable, but rather because they desire to provide greenspace in perpetuity and he felt that to set aside 41% of the land as greenspace was commendable. This spoke to the concern of the property owner not only for the development but for the people of the County in general. He urged Commissioners to look at the benefits of the project.

Mr. Junior Bogle, 701 Carver Road, #H27, Griffin, Georgia

Mr. Bogle said he knew Mr. Hockett as a man of integrity and felt he would build a quality development in the County. Many residents support this project because they know it will lessen the tax burden on the property owners while providing a quality development. He urged Commissioners to approve the application.

Mr. Ed Johnson, 600 Hamil Road, Griffin, Georgia

Mr. Johnson lives close to the proposed subdivision and, with his wife, opposes this development. Relatively low property taxes, along with rural characteristics, are what attracted them to this area. Mr. Johnson said an article in the August 2 edition of the Griffin Daily News attributed comments to David Luckie of the Griffin-Spalding County Development Authority which held that for every residential tax dollar the government receives, it must spend more to provide services. If this is true, the more houses approved for this development, the larger the tax burden will be for the County. There are, he felt, signs the County is growing too fast already, as evidenced by the delay in opening the Moreland Road School. The April 17 edition of the newspaper cited Spalding County as one of 24 Georgia counties with excessive smog levels which will require stricter air pollution controls in the future. More developments will worsen this scenario, particularly developments of this size. The County needs to follow planned developments and not provide for projects not addressed in the comprehensive plan. Population growth and housing growth targets have already almost reached the levels that were proposed for the year 2020, with a gap of 5600 housing units. This gap, divided by the number of years between now and 2020 average only 300 per year. Over 120 were approved just today. Spring Lake was approved because the County did want to deal with and try to control a great many developers, but in this case there is one developer. The County does not need to approve a PPD in order to control this development.

In the Zoning Commission meeting, one of the supporters of this development stated the 2020 Comprehensive Plan would not be followed and would soon be obsolete. A Zoning Commissioner took exception and correctly stated the plan does need to be followed and following that plan does need to be their responsibility. They voted 5-0 to deny the application for 525. The goals of the 2020 plan are not met by the plan for 427 homes either.

Mr. Johnson concluded by urging Commissioners to protect the quality of life for the surrounding homeowners.

Mr. John Scott, 1906 North 2nd Street Extension, Griffin, Georgia

His family came to Spalding County in 1977, retiring from the military. They own about 140 acres adjacent to this proposed tract where they have enjoyed their way of life. Portions of the property near his tract drops off sharply that will require massive grading. He was concerned about erosion, flooding, drainage and storm water runoff onto his property, as well as the pollutants and problems with infrastructure that will accompany 427 new families.

Mr. James Avery, 1861 North 2nd Street Extension, Griffin, Georgia

He agreed with Mr. Johnson and Mr. Scott and urged Commissioners to deny the request.

Ms. Brenda Cobb, 150 Carriage Circle, Stockbridge, Georgia

Ms. Cobb said the entrance would be opposite the property that she and her husband own. They bought land in Griffin for a retirement home and wanted to see the rural characteristics of the property honored. This development is too much density for this area and this small road. She urged Commissioners to deny the petitions and keep the land as indicated in the Land Use Plan.

Mr. Elton Rosser, Director of Operations for Roosevelt Railroad, 3030 Teamon Road, Griffin, GA

Mr. Rosser said Roosevelt Railroad was one of the few historic places in the area. The Chamber has been promoting the railroad and it has appeared in the Griffin Daily News lately. He appreciated that Mr. Hockett was willing to improve the railroad crossing and road, particularly since the Roosevelt Railroad was privately funded. However, he was worried about the disruptions to the scenic aspect of the area which would directly affect his railroad. He wondered, as well, about future complaints from residents objecting to the railroad activity should the project be approved. Mr. Rosser noted if that proved to be the case, he wanted everyone to remember his railroad was there first.

Ms. Josephine Scott, 1906 North 2nd Street Extension, Griffin, Georgia

She urged Commissioners to support the 2020 Land Use Plan. She felt Mr. Hockett's location was unfortunate since the Land Use Plan recognizes the watershed needs to be protected and kept in an agricultural condition with a larger-acre requirement. This is designed to protect natural resources. A subdivision such as this would affect drinking water and increase the chemicals needed to treat that water, not to mention all the other areas already addressed by previous speakers. She urged Commissioners to hold Mr. Hockett to his existing zoning.

Ms. Sharon Neill, 2115 North 2nd Street Extension, Griffin, Georgia

The largest concern of Ms. Neill was that of traffic and congestion. She had moved from Hampton near the Atlanta Motor Speedway because she preferred the quietness of the area. Her handicapped daughter and foster children would not be able to enjoy the outdoors as much if this project was approved.

Mr. Kennedy King, 1635 North 2nd Street Extension, Griffin, Georgia

Mr. King's objection was primarily to increased traffic congestion from this development.

Mr. Eddie Scott, 92 Pamela Circle, Griffin, Georgia

Mr. Scott echoed his concerns for traffic, as well, considering this development would probably add approximately 800 vehicles. He urged Commissioners to deny the petition.

Mr. Ronnie Hopkins, 72 Pamela Circle, Griffin, Georgia

Mr. Hopkins stated he liked the character of the area surrounding his three acre tract and wanted to see it remain agricultural. He urged Commissioners not to add the estimated 800 vehicles to an already overloaded roadway along McIntosh Road, Teamon Road, and Highway 155, etc. As for the railroad crossing, Mr. Hopkins felt some mammoth grading would have to occur to make this crossing safe. As an engineer, Mr. Hopkins felt an

overpass would be the safest option, and the shaky bridge would take some serious work, also. This development is much too dense for the area.

Ms. Joan Jones, 233 Smoak Road, Griffin, Georgia

Ms. Jones opposed the development and she read a letter from her husband, Shane Jones, which detailed their objections to Mr. Hockett's proposed project. They like the larger lots and the rural nature of the surrounding tracts where they choose to live. They do not oppose Mr. Hockett's making money, but felt it should not come at the expense of surrounding landowners. Fewer homes and larger lots might be more acceptable to others on Smoak Road. They urged denial of the request.

Ms. Jyl Emerson, 187 Smoak Road, Griffin, Georgia

Ms. Emerson had left the meeting.

Mr. Jabez McCorkle, 2051 East McIntosh Road, Griffin, Georgia

Mr. McCorkle shares a common property line with Mr. Hockett and has many concerns about such a large, dense development, but the major one involves storm water runoff and drainage. The ecosystem in this area is quite fragile, and he noted three large gullies that had worsened already and greater density would only make the situation much more intolerable. He was afraid the added density would have devastating effects.

Drs. Stan and Mollie Prussia, 220 Smoak Road, Griffin, Georgia

Both residents had to leave the meeting prior to speaking.

Mr. Robert Warr, 360 Smoak Road, Griffin, Georgia

Mr. Warr built a home this year for his family in this area, mainly because of the larger lot size and the rural nature of the property. Most residents have animals, particularly horses. Mr. Hockett is entitled to develop his property, but the density is simply way too great.

Mr. Tilman Blakely, 599 Smoak Road, Griffin, Georgia

The petitions and cards he presented were, he noted, specific to this particular project and not general in nature. There are 347 names represented come from Smoak Road, Smoak Drive, Teamon Road, Smokefield Road, Bar H Road, Cecil Jackson Road, Edgewater Drive, East McIntosh Road, Camden Road, Woodhollow Drive, Hamil Road, North 2nd Street Extension, Spring Creek Circle, Cabin Creek area and Pamela Circle. This situation is not just pertinent to Smoak Road; these objections are from people over the entire area. He referenced a map of Smoak Road showing the Hockett property relative to others who had spoken in opposition tonight. There are 54 houses on an area larger than the property being proposed by Mr. Hockett for 427 homes. The majority of these lots are over two acres. The most recently developed are on the east side of Smoak Road by Georgia Properties, AR-1, divided into tracts three to nine acres each. AR-1 property along East McIntosh also was developed into three-acre or more lots. Both were developed according to the zoning.

Around 95% of the lots in Mr. Hockett's property are 1/3 acre or less. About 35% are only .17 acre. Even if the smaller lot size can be tolerated, he urged Commissioners to think about the increased traffic on this two-mile road. Mr. Blakely did not feel the roadway could handle that increase.

Mr. Blakely said this development, as already had been mentioned, was against the proposed future Land Use Plan, and the Board of Commissioners were being asked to amend it, he felt. The Land Use Plan is there for the citizens' protection, to allow for orderly growth. He did not want to see Spalding County become like some of the counties to the north. To maintain the rural atmosphere was the number one priority of the many citizens involved in the original planning process. To create a development of this magnitude would be in direct contrast to that priority. To allow this project would also send the wrong message to other developers who might want to do the same type dense development regardless of the zoning and projected future land use. Would this mean anyone would be entitled to a PDD? He urged Commissioners not to send such a dangerous message. He urged them not to approve this request, designed not for the good of the County but simply to allow someone to realize more money out of the project. In the end, Spalding County would have too dense a

development on a two-mile road that is already facing 2200 houses from Minerva and increasing traffic from nearby developments. If the property owners were truly interested in quality growth in Spalding County, they would have presented a plan with lower density and larger lots more compatible with the neighborhood and surrounding area. Mr. Blakely said he could only surmise that money was more important than the quality of life.

Ms. Vanessa Rogers, 2079 North 2nd Street Extension, Griffin, Georgia

Ms. Rogers said she completely opposed the development. She was concerned about the effect such a dense development would have on schools, even though they were proposing an elementary school. Not all the children would be elementary-aged students. She said the property was beautiful and she had ridden horses on it; she would hate to see it developed in this manner.

Mr. Ricardo Morales, 2079 North 2nd Street Extension, Griffin, Georgia

He totally opposed the development but did not desire to elaborate.

Ms. Barbara Morales, 2079 North 2nd Street Extension, Griffin, Georgia

Ms. Morales said she agreed with her daughter, Ms. Rogers, earlier. She referenced the overcrowding already in the school system and felt to add more would not be wise planning for the future. She also commuted a long drive every day just to come home to peace and quiet. Traffic was a great concern for her, as well, and she strongly opposed the project.

Ms. Laura Blausner, 207 Smoak Road, Griffin, Georgia

Ms. Blausner said she also commuted great distances each day to come home to her country road where she can ride her horses and people can ride bikes or take walks with their children. Approval of this request would destroy the very thing that attracts people to Spalding County.

Ms. Grace Dougherty, 1374 North 2nd Street, Griffin, Georgia

Ms. Dougherty said she opposed the development. Chairman Kendall noted she was actually across the street from his mother.

Mr. Hockett thanked everyone for their comments, noting he had heard most of them word for word before, which is why the project had been modified from the original 598 lots down to 427. He looked at the currently-adopted Land Use Plan and noted that Spring Lake was adopted and approved under this current plan. Whether zoned for it or not, it was approved, and he contended his property was in the same situation. Property across the street on the proposed Land Use Map indicates another area that will be zoned for medium density. The one behind Wolf Creek Baptist Church is already on there, as far as anyone else being zoned for this, as Mr. Blakely mentioned. His package is probably the most extensive the Board has ever gotten on a subdivision, with everything from aerials to engineering studies and all things in between. He stated he had addressed flooding, water quality, schools, traffic, sewer, storm water drainage (and contrary to a speaker earlier, Mr. Hockett stated all his property sloped north, not south, because of a ridge). In light of the failure of SPLOST, this development should help the County with tax dollars and with the school; only Minerva has donated more with two school sites. The school system is already short of school sites, and he was trying to help mitigate that. The lady who had ridden on the property surprised him unless there were people who were trespassing because they didn't allow people to ride horses on it, although they have more horses than anyone else on Smoak Road with seventeen.

Mr. Hockett said Mr. Blakely had known about this project longer than anyone except Mr. Taylor. When Mr. Hockett approached him in December or January, Mr. Blakely let him know he would do everything he could to get it thrown out. As for Mr. Blakely's contention that money is the motivator, there is a profit concern as is the case with any development, but having owned the property for more than 50 years, Mr. Hockett felt he should have the right to develop and sell it as he saw fit. He urged the Board of Commissioners to approve this high quality plan as presented. The Planning Commission stated for the record with the Griffin Daily News that this plan is superior to approximately 90% of the developments they

see ... and that was when it was 525 lots. Mr. Hockett concluded by saying he would be happy to entertain questions.

Commissioner Morrow said any decision tonight would not be about Mr. Hockett personally, but rather a business decision based on the responsibility of the Board of Commissioners to determine what is best for Spalding County and is consistent with its rules and standards. This property is now R-1 which allows for nice quality development with plenty of greenspace. He felt Minerva was a wholly separate issue, although it had been mentioned several times tonight. Just for the record, though, Commissioner Morrow said he voted against the Minerva project. The proposed land use is in violation of the current and proposed Land Use Maps. Additionally, the intersection of Smoak Road, Teamon Road, and Smokefield Road is one of the most dangerous and difficult transportation concerns of the County. Increased traffic here would negatively impact an already bad situation. Staff, Board of Appeals and Planning Commission have consistently denied this for good reasons.

Chairman Kendall said he had never really inspected the map and plan with an eye for how close his home actually was from the development, but it is only about 2300 feet away. He didn't feel the import of his involvement in voting on these issues until he realized this fact, but he wondered if he should recuse himself from voting on Items 10 through 17 since he had earlier recused himself from voting on a couple of subdivision developments on Carver Road and Moreland Road because they were close to property he owned. Chairman Kendall asked if there were rules in effect to address this situation, and Attorney Newton Galloway said he would prefer to discuss this matter privately with Chairman Kendall. Commissioners pointed out he had no economic involvement in the matter, but Chairman Kendall felt potential conflict rather might be the issue. Residents opposing the matter tonight who lived close to the proposed development didn't have financial interests in the project either; they simply objected to having the subdivision close to their homes. Chairman Kendall concluded he really did feel conflicted after hearing neighbors in opposition to the development who actually lived further away than he did.

Chairman Kendall declared he would recuse himself at this point and allow Commissioner Davis to take over the meeting. Commissioner Davis asked for motions.

10. Application #04-11Z: Lift from the table – Big Pines Farm, LLLP, Owner – Robert S. Hockett, Agent – Smoak Road (262.25 acres, more or less, located in Land Lot(s) 198, 218, 219 and 220 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to PDD, Planned Development District.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

11. Application #04-11AZ: Lift from the table – Robert S. Hockett, Owner and Agent – Smoak Road (5 acres, more or less, located in Land Lot 230 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to PDD, Planned Development District.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

12. Application #04-11BZ: Lift from the table – Elizabeth C. H. Dupree, Owner – Robert S. Hockett, Agent – Smoak Road (1 acre, more or less, located in Land Lot 219 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to PDD, Planned Development District.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

13. Application #04-11CZ: Lift from the table – Robert S. Hockett and Carrie Frances Hockett, Owner – Robert S. Hockett, Agent – Smoak Road (17.09 acres, more or less, located in Land Lot(s) 198 and 219 of the 3rd Land District) – requesting a rezoning from R-1, Single Family Residential Low Density, to PDD, Planned Development District.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

14. Application #04-42S: Lift from the table – Big Pines Farm, LLLP, Owner – Robert S. Hockett, Agent – Smoak Road (262.25 acres, more or less, located in Land Lot(s) 198, 218, 219 and 220 of the 3rd Land District) – requesting a Special Exception to allow zero lot line dwellings in the R-2 District.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

15. Application #04-43S: Lift from the table – Robert S. Hockett, Owner – Smoak Road (5 acres, more or less, located in Land Lot 230 of the 3rd Land District) – requesting a Special Exception to allow zero lot line dwellings.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

16. Application #04-44S: Lift from the table – Elizabeth C. H. Dupree, Owner – Robert S. Hockett, Agent – Smoak Road (1 acre, more or less, located in Land Lot 219 of the 3rd Land District) – requesting a Special Exception to allow zero lot line dwellings.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

17. Application #04-45S: Lift from the table – Robert S. Hockett and Carrie F. Hockett, Owners – Smoak Road (17.09 acres, more or less, located in Land Lot(s) 198 and 219 of the 3rd Land District) – requesting a Special Exception to allow zero lot line dwellings.

Commissioner Morrow made a motion to deny the application, seconded by Commissioner Goss, and the motion passed by a vote of 4-0-1 with Commissioner Kendall abstaining due to possible conflict.

III. OTHER BUSINESS - None

IV. ADJOURNMENT

On a motion by Commissioner Goss and a second by Commissioner McDaniel, the meeting was adjourned at 9:10 p.m.

County Clerk

Chairman

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