



REGULAR MONTHLY MEETING

The Board of Commissioners of Spalding County, Georgia, held their regular monthly meeting on Monday, January 3, 2005 in their office in the Courthouse Annex in the City of Griffin, Spalding County, Georgia, beginning at 6:00 o'clock p.m. with Commissioners Eddie Goss, Cecil Davis, Johnie McDaniel, Gwen Flowers-Taylor and Eddie Freeman present. Also present were County Manager William Wilson, County Attorney Jim Fortune and Executive Secretary Teresa Watson.

AGENDA TOPICS

- I. **OPENING (CALL TO ORDER) – Vice-Chairman Cecil Davis**
- II. **INVOCATION – Dr. David Hill**
- III. **PLEDGE TO FLAG – Vice-Chairman Cecil Davis**
- IV. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR CALENDAR YEAR 2005**

Chairman: *Commissioner McDaniel nominated Cecil Davis.
Commissioner Freeman nominated Eddie Goss.
Commissioner McDaniel made a motion to close nominations.
The vote for Commissioner Davis was 2-3, with Commissioners Goss, Freeman and Flowers-Taylor voting in opposition.
The vote for Commissioner Goss was 3-2, with Commissioners McDaniel and Davis voting in opposition. Commissioner Davis turned over the gavel to Chairman Goss.*

Vice Chairman: *Commissioner Gwen Flowers-Taylor nominated Eddie Freeman.
Commissioner McDaniel made a motion to close nominations.
Commissioner Eddie Freeman was elected by a vote of 5-0.*

APPOINTMENTS:

County Manager: William P. Wilson, Jr.
Commissioner McDaniel made a motion to reappoint William P. Wilson, Jr., seconded by Commissioner Davis. The motion passed by a unanimous 5-0 vote.

County Clerk: William P. Wilson, Jr.
Commissioner McDaniel made a motion to reappoint William P. Wilson, Jr., seconded by Commissioner Davis. The motion passed by a unanimous 5-0 vote.

County Attorney: James R. Fortune, Jr.
Commissioner McDaniel made a motion to reappoint James R. Fortune, Jr., seconded by Commissioner Davis. The motion passed by a unanimous 5-0 vote.

Ex-Officio

County Clerk: **Teresa A. Watson**

Commissioner McDaniel made a motion to reappoint Teresa A. Watson, seconded by Commissioner Davis. The motion passed by a unanimous 5-0 vote.

V. PRESENTATIONS/PROCLAMATIONS/RECOGNITION – N/A

VI. PRESENTATION OF FINANCIAL STATEMENTS – N/A

VII. CITIZENS COMMENTS – N/A

VIII. PUBLIC COMMENT

Dick Morrow, 263 Westchester Drive, Griffin, GA 30223

With many important appointments being considered tonight, Mr. Morrow said he wanted to put in a good word for Dan Dunson and recommend him for reappointment to the Board of Health. Mr. Morrow recognized his leadership abilities which helped staff a doctor and nurses on site. His efforts, along with those of the Board of Commissioners and the Hospital Authority grant, have made for a true public health department, one of only a few in the state with an on-site doctor on staff. This public health service is growing, also, as they add staff and set up additional facility space. This is a significant achievement for Spalding County. Mr. Dunson has also been working with the Sheriff's Department, whose contract for medical services at the jail is near \$600,000. The Health Department can potentially service that need with the addition of the doctor and nursing staff, although an arrangement is still in the exploratory stages and details have to be worked out. The Sheriff will need to become comfortable that the program would be a good fit. The potential savings to the taxpayers of Spalding County could be perhaps as much as \$500,000, and this is certainly a program that deserves further consideration. Mr. Morrow concluded by urging the Board of Commissioners to ensure the continuity of service established by Mr. Dunson by allowing his reappointment.

IX. MINUTES

1. Consider approval of the minutes of the Extraordinary Session of December 20, 2004.

Commissioner McDaniel made a motion to approve the minutes as presented, seconded by Commissioner Freeman. The motion passed by a vote of 3-0-2, with Commissioners Freeman and Flowers-Taylor abstaining since neither was on the Board of Commissioners at the time of the December 20, 2004 meeting.

X. CONSENT AGENDA – N/A

XI. OLD BUSINESS

1. Consider second reading of Amendment to the Official Zoning Map of the following:

A. Application #04-25Z: Freda Cronic, Executor of Last Will and Testament of J.A. Cronic, Owner – North Expressway – 6.860 acres – C-1 to C-1B.

**APPLICATION OF FREDA CRONIC, EXECUTOR OF
LAST WILL AND TESTAMENT OF J. A. CRONIC
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;**

REZONING APPLICATION 04-25Z

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND**

THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled “C-1, Highway Commercial;”

WHEREAS, Freda Cronic, Executor of Last Will and Testament of J. A. Cronic, applicant, applied for a change in zoning classification to be applied to the within described property to “C-1B, Heavy Commercial;”

WHEREAS, such application was filed with Spalding County, Georgia on September 30, 2004;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on December 16, 2004, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that lot, tract or parcel of land situate, lying and being in Land Lot 103 of the Third Land District of originally Henry, now Spalding County, Georgia containing 6.860 acres and being more particularly described as follows:

Beginning at a point on the East right-of-way line of U.S. Hwy. 19 & 41 which marks the Southwest corner of property now or formerly owned by William Plemmons and William Journey (same being the Northwest corner of the subject tract) and running thence North 88 degrees 11 minutes 15 seconds East a distance of 575.43 feet, thence South 05 degrees 06 minutes 39 seconds East a distance of 317.36 feet, thence South 05 degrees 33 minutes 20 seconds East a distance of 158.38 feet, thence and along the West right-of-way line of Ga. Hwy. 3 a distance of 31.49 feet, thence South 89 degrees 35 minutes 49 seconds West a distance of 625.87 feet, thence North 00 degrees 20 minutes 42 seconds East a distance of 491.16 feet to the Point of Beginning.

From “C-1, Highway Commercial” to “C-1B, Heavy Commercial” District.

Section 2

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On January 3, 2005, by official action of the Board of Commissioners of Spalding County, Georgia the following change was made in the Official Zoning Map, Spalding County: All that lot, tract or parcel of land situate, lying and being in Land Lot 103 of the Third Land District of originally Henry, now Spalding County, Georgia, consisting of 6.860 acres located on the North Expressway, zoned C-1B.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 3: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 4: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

On a motion by Commissioner McDaniel to approve Application #04-25Z on second reading, seconded by Chairman Goss, the motion passed by a vote of 3-0-2, with Commissioners Freeman and Flowers-Taylor abstaining.

Commissioner Flowers-Taylor stated she would abstain from voting on all the Cronic applications due to the fact she received campaign contributions from the Cronic dealership. Commissioner Freeman stated he was abstaining since he was not a commissioner at the time of the first reading for the three applications.

- B. Application #04-25AZ: Freda Cronic, Executor of Last Will and Testament of J.A. Cronic, Owner – North Expressway – 7.541 acres – C-1 to C-1B.

**APPLICATION OF FREDA CRONIC, EXECUTOR OF
LAST WILL AND TESTAMENT OF J. A. CRONIC
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;**

REZONING APPLICATION 04-25AZ

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled “C-1, Highway Commercial;”

WHEREAS, Freda Cronic, Executor of Last Will and Testament of J. A. Cronic, applicant, applied for a change in zoning classification to be applied to the within described property to “C-1B, Heavy Commercial;”

WHEREAS, such application was filed with Spalding County, Georgia on September 30, 2004;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on December 16, 2004, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that lot, tract or parcel of land situate, lying and being in Land Lot 103 of the Third Land District of originally Henry, now Spalding County, Georgia containing 7.541 acres and being more particularly described as follows:

Beginning at a point on the East right-of-way line of U.S. Hwy. 19 & 41 which is located a distance of 166.49 feet from the intersection of the East right-of-way of U.S. Hwy. 19 & 41 with the North right-of-way line of Glenwood Drive as measured in a Northerly direction along the East right-of-way line of U.S. Hwy. 19 & 41, and running thence North 00 degrees 19 minutes 53 seconds East a distance of 484.18 feet, thence South 89 degrees 35 minutes 49 seconds West a distance of 625.87 feet, thence in a Southerly direction along the West right-of-way of Ga. State Hwy. 3 a distance of 109.16 feet, thence South 12 degrees 26 minutes 56 seconds East a distance of 152.15 feet, thence South 12 degrees 30 minutes 49 seconds East a distance of 234.30 feet to a point; thence South 89 degrees 41 minutes 00 seconds West a distance of 732.69 feet to the Point of Beginning.

Property is bounded on the North by property of Freda Cronic, on the East by Ga. State Hwy. 3, on the South by property of Freda Cronic and on the West by U.S. Hwy. 19 & 41.

From “C-1, Highway Commercial” to “C-1B, Heavy Commercial” District.

Section 2

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On January 3, 2005, by official action of the Board of Commissioners of Spalding County, Georgia the following change was made in the Official Zoning Map, Spalding County: All that lot, tract or parcel of land situate, lying and being in Land Lot 103 of the Third Land District of originally Henry, now Spalding County, Georgia, consisting of 7.541 acres located on the North Expressway, zoned C-1B.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 3: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 4: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

On a motion by Commissioner McDaniel to approve Application #04-25AZ on second reading, seconded by Commissioner Davis, the motion passed by a vote of 3-0-2, with Commissioners Freeman and Flowers-Taylor abstaining.

- C. Application #04-25BZ: Freda Cronic, Executor of Last Will and Testament of J.A. Cronic, Owner – North Expressway – 2.607 acres – C-1 to C-1B, Conditional.

**APPLICATION OF FREDA CRONIC, EXECUTOR OF
LAST WILL AND TESTAMENT OF J. A. CRONIC.
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;**

REZONING APPLICATION 04-25BZ

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled “C-1, Highway Commercial;”

WHEREAS, Freda Cronic, Executor of Last Will and Testament of J. A. Cronic, applicant, applied for a change in zoning classification to be applied to the within described property to “C-1B, Heavy Commercial;”

WHEREAS, such application was filed with Spalding County, Georgia on September 30, 2004;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on December 16, 2004, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that lot, tract or parcel of land situate, lying and being in Land Lot 102 of the Third Land District of originally Henry, now Spalding County, Georgia containing 2.607 acres and being more particularly described as follows:

Beginning at a point on the East right-of-way line of U.S. Hwy. 19 & 41 which is located a distance of 166.49 feet from the intersection of the East right-of-way of U.S. Hwy. 19 & 41 with the North right-of-way line of Glenwood Drive as measured in a Northerly direction along the East right-of-way line of U.S. Hwy. 19 & 41, and running thence North 89 degrees 41 minutes 00 seconds East a distance of 732.69 feet, thence South 12 degrees 30 minutes 49 seconds East a distance of 139.69 feet, thence South 87 degrees 26 minutes 08 seconds West a distance of 764.44 feet, thence North 00 degrees 14 minutes 56 seconds East a distance of 166.49 feet to the Point of Beginning.

From “C-1, Highway Commercial” to “C-1B, Heavy Commercial” District.

Section 2: Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

1. The homes be demolished before the expiration of a five-year extension or as soon as they implement a commercial use on the tract.

Section 3:

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On January 3, 2005, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County: All that lot, tract or parcel of land situate, lying and being in Land

Lot 103 of the Third Land District of Henry County, now Spalding County, Georgia consisting of 2.607 acres located on the North Expressway, zoned C-1B, Conditional.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

On a motion by Commissioner McDaniel to approve Application #04-25BZ on second reading, seconded by Commissioner Davis, the motion passed by a vote of 3-0-2, with Commissioners Freeman and Flowers-Taylor abstaining.

2. Consider second reading of Amendment to the Official Zoning Map of the following:
 - A. Application #04-26Z: John T. Bolton, Owner – 300 School Road – 2.91 acres – R-2 and AR-1 to R-4, Conditional.

**APPLICATION OF JOHN T. BOLTON
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;**

REZONING APPLICATION 04-26Z

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled “AR-1, Agricultural and Residential, and R-2, Single Family Residential;”

WHEREAS, John T. Bolton, applicant, applied for a change in zoning classification to be applied to the within described property to “R-2A, Single Family and Two Family Residential;”

WHEREAS, such application was filed with Spalding County, Georgia on September 30, 2004;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of

Commissioners of Spalding County, Georgia on December 16, 2004, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that lot, tract or parcel of land situate, lying and being in Land Lot 86 of the Third Land District of originally Henry, now Spalding County, Georgia containing 2.91 acres and being described as follows:

Beginning at a point on the North right-of-way line of School Road which is located a distance of 1159.00 feet from the intersection of the North right-of-way line of School Road (as extended) with the centerline of Wood Road, as measured in a westerly direction along the North right-of-way line of Wood Road and Wood Road extended, and running thence the following courses and distances:

North 88 degrees 11 minutes 16 seconds West a distance of 294.64 feet; North 40 degrees 33 minutes 18 seconds West a distance of 88.12 feet; North 01 degree 28 minutes 35 seconds East a distance of 143.00 feet; South 88 degrees 31 minutes 24 seconds East a distance of 152.00 feet; North 01 degree 28 minutes 35 seconds East a distance of 479.08 feet; South 89 degrees 09 minutes 20 seconds East a distance of 202.86 feet; South 01 degree 37 minutes 13 seconds West a distance of 482.51 to the Point of Beginning.

From “AR-1, Agricultural and Residential, and R-2, Single Family Residential” to “R-4, Single Family Residential” District.

Section 2: Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

2. A standard two-car garage shall be included; and
3. Porches shall be underpinned.

Section 3:

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On January 3, 2005, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County: All that lot, tract or parcel of land situate, lying and being in Land Lot 86 of the Third Land District of Henry County, now Spalding County, Georgia consisting of 2.91 acres located on School Road, zoned R-4, Conditional.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

On a motion by Commissioner McDaniel to approve Application #04-26Z on second reading, seconded by Commissioner Davis, the motion passed by a vote of 3-0-2, with Commissioners Freeman and Flowers-Taylor abstaining since they were not on the Board of Commissioners at the time of the first reading.

XII. NEW BUSINESS

1. Conduct Public Hearing on the Spalding County Impact Fee Ordinance.

Community Development Director Chuck Taylor said the County had been working on development of the impact fee ordinance with consultant Bill Ross for the past year. This is first of two public hearings on the Spalding County Impact Fee Ordinance.

Bill Ross, Ross & Associates, Atlanta, Georgia

Mr. Ross presented an overview of the process that has evolved to implement the Impact Fee Ordinance. There is a series of documents used in the process, the most important of which is the Capital Improvements Element (CIE) in the recently adopted Comprehensive Plan. This element enables the collection of impact fees. How the impact fees are actually collected is contained in the Impact Fee Ordinance. Two public hearings are required for the Ordinance and two were required for the CIE, as well, several months ago. The CIE establishes the maximum impact fee that can be charged. The Methodology Report was the technical document for the Ordinance and determined the level of service for each of the categories and how the County should best be served in the future through a funding mechanism that combined general funds, impact fees, or whatever funding strategies that may be put in place. The last two pages of the draft Ordinance provide a proposed fee schedule, showing what the rates would be, should the County opt to charge 100% of the allowable impact fees in each category. The County has two ways to affect impact fees: 1) Charge less than 100% of the maximum allowable impact fees, and 2) Charge less through the mechanism of exemptions. State law says the County can charge no more than the fair share in each category, so this document calculates the fair share – the maximum allowable impact fee; but the County can charge less. Charging less, or providing a discount, in a particular category is across the board and will affect all land uses at the same time. The exemptions language in the policy that was put in the CIE says The BOC will favorably consider waiving the development impact fee, in whole or in part, for a business or development project that represents extraordinary economic development and employment growth upon the recommendation of the Griffin-Spalding County Development Authority based on job creation and investment criteria established in the economic incentives program. The recommendation for an exemption for a non-residential land use comes from the Development Authority, based on their own in-house rule of thumb and their economic

incentives program. This looks at the number of jobs that will be created, the sales tax return to the County, etc. There are three things at work here with regard to exemptions: a policy, an ordinance which should contain the policy if the County so desires but is not included at this time, and a document or policy guideline that the Development Authority would use as a rule of thumb to recommend exemptions to the Impact Fee Ordinance.

Commissioner McDaniel asked and Mr. Ross explained that Spalding County has to make up the impact fees lost, should exemptions be granted. He suggested doing it in the same fiscal year but said the County is not required to do so. When you would have to make up the money is when the shortfall occurred, when is which you actually go into building projects. To postpone doing it in the same fiscal year and push it to a point in the future, though, can result in an institutional memory problem with new board members who don't understand the issue. The key to the exemption policy is narrow – extraordinary economic development and job growth. Monies exempted cannot be made up from impact fees but must, rather, come from another source.

Commissioner Flowers-Taylor asked about making up fees. Mr. Ross responded monies should come out of the general fund. The County cannot take money away from those who paid their impact fees to pay for impact fees exempted from others, that practice is not fair and doesn't meet law. You cannot charge someone more than their "fair share" of impact fees, and to assess them impact fees that were exempted from others would, in essence, be charging them more than their fair share. "Extraordinary economic development" is not defined but rather is left to the discretion of the Development Authority. They will be developing a policy of important criteria. Other jurisdictions have used, as measures, number of jobs created, amount of sales tax generated within the County, amount of increase to the tax digest, etc. Having the Development Authority make recommendations for exemptions will keep the Board of Commissioners out of the arena of being responsible for identifying what is extraordinary. Having the Development Authority make recommendations also ensures consistency in identifying recipients according to established criteria without the Board of Commissioners having to make subjective decisions.

Mr. Ross explained to Commissioner Flowers-Taylor that the scheduled fees are calculated specifically for Spalding County according to the individual categories shown. The County sets a level of service, for instance with regard to fire, that projects how many square feet of area is needed and how many heavy vehicles per person, whether resident or employee. They forecast how many new residents are incoming for a specific project and that determines how much more square footage and fire trucks would be needed to accommodate those incoming users of the service. The cost of projects divided by the number of people coming into the County by way of that project determines the developer's impact fees. The key to impact fees is to as accurately as possible project just what the cost in services will be for the number of new users proposed in the project. Unlike taxes, the developer won't be paying for someone else's developments, but rather just his or her own.

The land uses identified in the list all have specific definitions, such as a quality restaurant as opposed to a fast food restaurant, that conform to certain criteria. A quality restaurant means a sit-down restaurant with no drive-through and real tablecloths. There are differences that are quantifiable which determine the various pricing structures in the scheduled fees. Most fee differences are based on the number of employees required to provide the service, the level of service offered, equipment needed, etc. The unit of measure for calculation in each category is determined to be the most reliable method for that category. This schedule is based on a recognized national survey average and not something just chosen at random.

Commissioner Freeman asked and Mr. Ross explained that impact fees are for new developments and new land uses that create new demands on services. Expansions to existing homes, and replacement of existing homes, are not subject to impact fees. Accessory uses are not charged an impact fee.

Mr. Ross continued that he had met with Staff regarding impact fee implementation and he will meet with them again in about ten days. Should the County elect to move forward, he'll install a computer program that will automatically calculate fees for Staff. If the Board approves the Impact Fee Ordinance on 1-18-05, the County can begin charging impact fees on 1-19-05. Impact fees are collected at the time of permitting, so existing dwellings are obviously not subject. Projects already permitted won't be assessed any impact fee either, so permitted projects in progress are grandfathered. The unit of measure for calculation of each category is by the most reliable method, most often square footage. The number of employees for new industry in a land use is not recommended as a unit of measure since the number of employees can change should the new business downsize or be unsure of the number of employees needed. However, even though number of employees is a less reliable unit of measure, for some new businesses it may be the only measure used based on the national survey data.

County Manager William Wilson noted the City of Griffin, after being approached with a draft intergovernmental agreement, has opted not to collect monies for County impact fees for projects permitted in the City.

Mr. Ross stated the City's participation, based on the most recent determinations, does not affect impact fees and the equity issues raised by DCA is now a non-issue. The only county he has had experience with so far that had all its cities participate was Hall County, and the situation there was unique for several reasons. County Manager Wilson reiterated that without an intergovernmental agreement, there would be no mechanism to collect on permitted City projects.

Mr. Ross said the Board of Commissioners sets the fees through its actions, beginning with the Methodology Report and established calculation of the maximum fee, if they so choose. Less than the maximum can be charged by the County when it adopts the Impact Fee Ordinance with the fee schedule attached, but that would reduce the impact fees across the board.

Commissioner McDaniel said impact fees for schools might be introduced in the 2005 session of legislature. Mr. Ross said it was not included in the first impact fee law because, at the time it was written and passed, it was unconstitutional for school boards to be funded in any manner other than through property tax collection. The Constitution actually had to be amended to allow SPLOST money to go to schools. Now that the Constitution has been amended, school boards can perhaps be included in the impact fee law. He was not sure legislators were serious about considering the inclusion of school boards as the issue has come up before because it does raise some sticky issues.

Mr. Ross responded to Commissioner Flowers-Taylor that County projects are exempt from impact fees. The County is, by law, exempt from its own regulations.

Commissioner Flowers-Taylor would like more time to review and obtain additional information for questions she had. Mr. Ross invited her to call him for clarification.

Commissioner McDaniel said the County has already identified what impact fees would be spent on, in the area of libraries, parks and recreation, fire protection, Mr. Ross explained that planning drives this whole process. Spalding County recently adopted a brand new Comprehensive Plan and in that plan there is a chapter called Community Facilities Element. In this chapter, future needs of the community are identified, even those that are not impact fee eligible such as schools and water and sewer. From this section, a direction is established for the County using a term called level of service. This results in a projection of what will be needed to serve this population as it grows. Impact fees don't dictate how much you get to build; rather, it is the other way around. The Comprehensive Plan determines what needs to be built and how, and project costs are derived from this, then impact fees are the result of these mathematical calculations

based on the County's direction. Copies of the Methodology Report can be made available.

Chairman Goss opened up the meeting for public comment.

Dick Morrow, 263 Westchester Drive, Griffin, Georgia

Mr. Morrow said this had been a long and difficult road, and the driving force was new development overtaxing infrastructure and facilities. The only way to meet these needs are to raise taxes on those who live here and are already paying for services and infrastructure, or assess impact fees to those providing the impetus for growth with new development. The proper way to grow infrastructure to meet growth needs is to assess impact fees, and this has become a popular way to address this very complicated, very detailed and very specific problem. Ross & Associates are the foremost experts in this area, and the County has jumped through all the hoops posed by the State. New folks moving in with new construction pay this fee, not existing taxpayers. Those new folks moving into the County in large numbers will pay for those services and infrastructure that their new residents and businesses will require. They delayed for months while waiting for the Comprehensive Plan. Several hundred homes have been built in recent months already that did not pay this fee. These fees will help with new fire stations and parks, as well. This will fairly keep additional taxation off the existing taxpayer. Mr. Morrow continued that the policy allowing for exemptions for new industry needs to stay in the Ordinance to use if the Board of Commissioners so desires. The Board won't have to use it if deemed unnecessary in most instances, but it provides a mechanism should they need some leverage, for instance, to attract a new industry. This was, in his opinion, the single most important piece of County legislation in a long time. He felt the Impact Fee Ordinance was absolutely necessary, and he was sorry the media has not emphasized it to the general public. Mr. Morrow answered Chairman Goss that should he build a new house and vacate his old, then yes he would have to pay an impact fee. Should he expand his home or replace it, then he would not have to pay an impact fee. He reiterated that impact fees are for new construction only.

Mark McCammon, 155 South Mt. Carmel Road, McDonough, Georgia

While he is a Henry County citizen, he does build and develop in Spalding County. He understands the need for subsidizing infrastructure but he urged Board members to be careful and review carefully. He wanted them to have a clear understanding without feeling rushed, particularly for the new Board members.

Randy Rawlings, 195 South Walkers Mill Road, Griffin, Georgia

Mr. Rawlings said he had not heard much about the Impact Fee Ordinance through the media. He is a realtor and knew that the average person stays in a home less than six years, so you would hamper those who might want to build new homes rather than stay in their current dwellings if they know they will be assessed an impact fee. There is a tremendous amount of vacant new housing in the County now, and the addition of these fees will only increase the number of new homes that continue to sit because residents can no longer afford to purchase these properties. He urged commissioners to review the matter thoroughly and look at other counties' policies carefully. He was sure Mr. Ross could provide such data and he encouraged the Board not to push the issue forward just to have it available.

Commissioner Davis responded the Board had spent over a year studying and diligently working on the Impact Fee Ordinance. The Southern Building Association and builders who live here and build in Spalding County have not protested the assessment. They have actually endorsed impact fees as a good idea. The ordinance has been developed by a well-known, proficient organization and everything has been reviewed in detail for over a year. He felt the Board either needed to take some action on the matter or discard it.

Chuck Pruitt, 747 Bieze Street, Griffin, Georgia

He was in that builders' association, and he felt there was only a select few who didn't have a problem with it, and he was not sure they were even actual builders. Many builders do have a problem with the impact fee assessment, and Mr. Pruitt continued that he felt the price of \$1366 was way too high a fee.

Commissioner Flowers-Taylor asked about the allowable exemptions in the CIE to keep the door open for the Board's discretionary use. She asked if it was not presently in the Ordinance.

Mr. Ross responded it was not but if the Board so desired to incorporate allowable exemptions as recommended, it would be a simple matter to insert between sections 5 and 6.

Chairman Goss said the only problem he had was with regard to assessing fees for cemeteries.

Chairman Goss declared the Public Hearing closed.

2. Consider at first reading the Spalding County Impact Fee Ordinance.

Commissioner McDaniel made a motion to adopt The Spalding County Impact Fee Ordinance as written with the inclusion of the exemption policy, seconded by Commissioner Davis.

County Manager Wilson stated all ordinances enacted at Spalding County require two readings in order to become effective. The first reading was tonight and the second will be the second scheduled meeting in January; changes to the Ordinance can be made between the two readings, but then must go through process with another first reading followed by second reading.

Commissioner McDaniel agreed that a year's worth of reading, research and thought have gone into the development of this ordinance. The Board of Commissioners has not entered into consideration of this ordinance lightly. The Board hears objections stating how new developments tax County infrastructures and facilities every time a new development is proposed. Spalding County is somewhat on the leading edge in the area of assessing impact fees ... maybe 6 or so already have adopted ordinances and 12 or so are actively considering impact fees or are in the process of adopting.

Commissioner Davis called the question. The motion passed by a unanimous vote of 5-0.

3. Consider Right-of-Way Encroachment Permit for regional water pipeline for the City of Griffin.

County Manager Wilson said the City's consultant, Ron Harris, contacted him last this afternoon and requested the Board of Commissioners table this matter until the next January meeting. This would allow them time to meet with Staff as a result of County Staff requesting the City not open cut the three roads identified.

Commissioner Davis made a motion to table this issue until the next regularly scheduled January meeting, probably January 18, and Commissioner McDaniel seconded the motion. The motion carried by a unanimous vote of 5-0.

4. Consider at first reading an Ordinance amending the Fiscal Year 2005 Budget Ordinance to provide for receipt of the Griffin-Spalding County Hospital Authority Grant for Fire Department.

**AN ORDINANCE AMENDING THE
FISCAL YEAR 2005 BUDGET ORDINANCE**

**FOR
SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County have duly adopted an annual budget ordinance for the 2005 Fiscal Year pursuant to the requirements of Title 36, Chapter 81 of the Official Code of Georgia, and Section 2-5003 of the Code of Spalding County; and

WHEREAS, the Official Code of Georgia, specifically Title 36, Chapter 81-3, provides that said Board might amend its annual budget ordinance so as to adapt to changing governmental needs during the fiscal year.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners that the annual budget ordinance as approved, adopted and enacted on second reading on July 1, 2004, be amended as follows:

Section I. Fire Fund

A. Revenues

Intergovernmental Revenues	From	\$	0	to	\$	17,034
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B. Expenditures

Fire Department	From	\$	4,197,686	to	\$	4,214,720
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Approved on first reading this 3rd of January, 2005.

Approved, adopted and enacted on second reading this 18th day January 2005.

Edward Goss, Jr. (L.S.)
Chairman

William P. Wilson, Jr. (L.S.)
County Manager

County Manager Wilson said the County had received \$17,034 from the Griffin-Spalding County Hospital Authority, for two thermal imaging cameras. These cameras have already been ordered and received by the Fire Department. This amendment will simply incorporate the receipt of this money into the Fire Department budget.

Commissioner McDaniel made a motion to approve the ordinance accommodating the grant for the Fire Department, and Commissioner Goss seconded the motion, which carried by a unanimous vote of 5-0.

5. Consider approval of lease agreement with Music Visions, Inc. for 881 Memorial Drive property.

County Manager Wilson said this standard one-year lease was for space in the old Cook's Shopping Center, adjacent to CompuVisions, which is the parent company to Music Visions.

Commissioner McDaniel made a motion to approve the lease for Music Visions, Inc., and Commissioner Flowers-Taylor seconded the motion.

Commissioner Flowers-Taylor asked what would happen to existing tenants if the property were sold. County Manager Wilson said the leases would be transferred if the

County did declare the property surplus and sell it. There are current leases for the majority of space in the center, and there has been interest in the property over the years since the County has acquired it. The leases, should the County declare the property surplus, would transfer to the new owner. The new owner would purchase with the provision that he/she would assume current leases. Tenants would not be evicted from rented space.

The motion carried by a unanimous vote of 5-0.

6. Consider rescheduling Board of Commissioners Extraordinary Session meeting date from January 17, 2005, due to the Martin Luther King, Jr. holiday.

The motion to reschedule to January 18, 2005 was made by Commissioner McDaniel, seconded by Commissioner Flowers-Taylor, and carried by a unanimous vote of 5-0.

Chairman Goss called for a seven-minute recess.

7. Consider appointments to various Boards, Authorities and Commissions.

Spalding County Library Board of Trustees- 4 Year Term

To succeed:	Barbara Jo Cook (5-4-93 to 12-31-04)	Nominee: Barbara Jo Cook
	<i>Approved by a unanimous 5-0 vote</i>	
	Elizabeth Whitlock (2-4-97 – resigned)	Nominee: Juanita Morris
	<i>Approved by a unanimous 5-0 vote</i>	

Spalding County Planning Commission - 4 Year Term

To succeed:	Delores Phillips (1-22-01 to 12-31-04)	Appointee: Janet Bailey
	<i>Post 1 Appointment by Commissioner Flowers-Taylor</i>	
To succeed:	John D. Youmans (8-3-99 to 12-31-04)	Appointee: John D. Youmans
	<i>Post 3 Appointment by Commissioner McDaniel</i>	
To succeed:	Ray Browning (1-27-97 to 12-31-04)	Appointee: Frank Chastain
	<i>Post 4 Appointment by Commissioner Freeman</i>	

Spalding County Board of Zoning Appeals - 4 Year Term

To succeed:	Charles Heggie (9-17-01 to 12-31-04)	Appointee: JoAnne Phinazee
	<i>Post 1 Appointment by Commissioner Flowers-Taylor</i>	
To succeed:	Jonathan D. Smith (2-2-04 to 12-31-04)	Appointee: Jonathan Smith
	<i>Post 3 Appointment by Commissioner McDaniel</i>	
To succeed:	Bobby Hart (1-6-03)	Appointee: Doug Hardwick
	<i>Post 4 Appointment by Commissioner Freeman</i>	
To succeed:	At-Large–Greg Pruitt (1-22-01- 12-31-04)	Appointees: Alan McCallum
	At-Large–Allan McCallum (9-15-03 -12-31-04)	<i>Approved 3-2 vote</i>
	Nominees: Bobby Hart, Alan McCallum, Charles (Goss, McDaniel, Freeman)	Charles Perdue
	Perdue, B. Frank Harris, Greg Pruitt	<i>Approved 3-2 vote</i>
		<i>(Goss, Flowers-Taylor, Freeman)</i>

Spalding County Personnel Appeals Board- 3 Year Term

To succeed:	Ivan Betz (1-16-96 to 12-31-04)	Appointees: Doug Taylor
	Nominees: Doug Taylor, Rita Mace	<i>Approved by 5-0 vote</i>

and Ivan Betz

Rita Mace
Approved by 3-2 vote
(Goss, Flowers-Taylor, Freeman)

Griffin-Spalding County Hospital Authority- 4 Year Term

To succeed: Bonnie Pfrogner **Appointee: Bonnie Pfrogner**
Approved by a 5-0 Vote

Griffin-Spalding County Development Authority – 3 Year Term

To succeed: Walter Jones, Jr. (1-7-02 to 12-31-04) **Appointee: Johnny Goodrum**
Nominees: Walter Jones, Jr., Johnny Goodrum
Approved by 3-2 Vote (Goss, Flowers-Taylor, Freeman)

Butts, Henry, Lamar & Spalding Co. Development Authority - 3 Year Term

To succeed: Don King (1-23-03) **Appointee:**
*On a motion by Commissioner Flowers-Taylor,
seconded by Commissioner McDaniel,
the vote was 5-0 to table until the County Manager
can determine how nominees to this board are named.*

Spalding County Parks & Recreation Commission - 3 Year Term

To succeed: Anthony Dickson (2-66-99 to 12-31-04) **Appointee: Richard Dukes**
Post 1 Appointment by Commissioner Flowers-Taylor

To succeed: Wayne Gardner (1-16-96 to 12-31-04) **Appointee: Patricia P. Barlow**
Post 2 Appointment by Commissioner Davis

To succeed: Zachery Holmes (5-18-99 to 12-31-04) **Appointee: Zachery Holmes**
Post 3 Appointment by Commissioner McDaniel

To succeed: Kennie Sexton (5-1-00 to 12-31-04) **Appointee: Tony Rakestraw**
Post 4 Appointment by Commissioner Freeman

To succeed: Ernest Wimbush, Jr. (8-18-03 to 12-31-04) **Appointee: Ernest Wimbush, Jr.**
Post 5 Appointment by Commissioner Goss

Griffin-Spalding County Airport Commission – 3 Year Term

To succeed: Don Taliaferro (7-17-00 to 12-31-04) **Appointee: Carl Pruett**
Nominees: Don Taliaferro, Carl Pruett
Approved by 3-2 Vote (Goss, Flowers-Taylor, Freeman)

Spalding County Board of Health – 6 Year Term

To succeed: Dan Dunson (3-2-99 to 12-31-04) **Appointee: Ronnie Howard**
Nominees: Dan Dunson, Ronnie Howard
Approved by 3-2 Vote (Goss, Flowers-Taylor, Freeman)

Board of Directors, McIntosh Trail Regional Development Commission

Even-numbered years are the years for Spalding County's rotation for joint appointments; therefore, 2005 is a year for City of Griffin's rotation for joint appointments.

Local Law Enforcement Block Grant Advisory Commission – 1 Year Term

To succeed:	Bill McBroom (Prosecutor's Office) <i>Approved by 5-0 Vote</i>	Appointee: Scott Ballard
	Fred Roney (Court System) <i>Approved by 5-0 Vote</i>	Appointee: Fred Roney
	Raymond T. Ray, Jr. (School System) <i>Approved by 4-1 Vote (Goss, McDaniel, Freeman, Davis)</i>	Appointee: Raymond Ray, Jr.
	Marvin Brooks (Private Sector) <i>Approved by 4-0-1 Vote (Flowers-Taylor abstained)</i>	Appointee: Marvin Brooks

**Griffin-Spalding Area Transportation Planning Coordinating Committee
Annual Appointments**

Nominee Dick Morrow requested his name be removed from consideration.

To succeed:	Bill Westmoreland <i>Approved by 5-0 Vote</i>	Appointee: Bill Westmoreland
	Bennie Owens <i>Approved by 5-0 Vote</i>	Appointee: Bennie Owens

Griffin-Spalding Community Collaboration Council – 1 Year Term

To succeed:	Dr. W. Ray Hill (4-2-01 to 12-31-04) <i>Approved by 5-0 Vote</i>	Appointee: Rev. Reginald Jacobs
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Commissioners as Members of Appointed Boards

Griffin-Spalding County Hospital Authority

To succeed:	Johnie McDaniel	Appointee: Johnie McDaniel
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Griffin-Spalding County Development Authority

To succeed:	Dick Morrow	Appointee: Eddie Freeman
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Spalding County Parks & Recreation Commission

To succeed:	Johnie McDaniel	Appointee: Johnie McDaniel
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Griffin-Spalding County Airport Commission

To succeed:	Dick Morrow	Appointee: Eddie Freeman
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Spalding County Board of Health

To succeed:	Eddie Goss	Appointee: Eddie Goss
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Spalding County Water & Sewerage Facilities Authority

To succeed:	Cecil Davis	Appointee: Gwen Flowers-Taylor
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Alan Imes is coordinating the effort and would like the Board of Commissioners Chairman to be present to make a few brief comments to the troops. Spalding County Parks & Recreation will have a banner at the old Cook's shopping center and vehicles lined up to honor the troops as they travel out of town.

Personal Growth Center needs replacement of its HVAC system which will cost \$16,500. Mr. Wilson said he would bring a budget amendment at the next meeting to accommodate this expense.

Impact Fee training for Staff has been scheduled for January 13, 2005 at 10 am. He wondered if the new commissioners might be interested in some instruction, as well, from Noon to 2 p.m.

Possible dates for the commissioners' retreat, usually held at Clayton State College and University, are March 5, March 19 or February 12, 2005. February 12 may be too soon to be adequately prepared, but consultants from UGA and the facility are available on those dates. This retreat is generally from 9 a.m. to 3 p.m. on a Saturday. They are holding these dates, so Mr. Wilson said he needed to hear from commissioners this week to finalize scheduling.

XIV. REPORT OF COMMISSIONERS

Commissioner Freeman said he felt privileged to serve and looked forward to working with all the Spalding County officials toward the betterment of the County.

Commissioner Davis said it was going to be an interesting year. He hated to lose some of the quality people who served diligently on board appointments.

Commissioner Flowers-Taylor said she was glad to be here and offer a new perspective. Although she had been instructed in her training sessions to sit quietly initially to learn and absorb, she was finding that hard to do when she had questions. She looked forward to working with the Board of Commissioners and stated that although she was short, she didn't expect to be walked over.

Commissioner McDaniel welcomed the new commissioners to the Board and offered his help to facilitate their learning experiences. He felt there were several legislative issues for 2005 that affect land use: In the metro area there is real concern over the growing number of septic tanks. The State is now supporting, if not promoting, package plants for waste disposal. Some attended a seminar about 1-1/2 years ago and he wondered if Community Development Director Chuck Taylor could locate someone to give a presentation. He felt commissioners need to become educated because this issue is coming soon with Spring Lake.

Commissioner McDaniel also felt required buffers around streams will be addressed in 2005 legislation, as well. Impact fees for schools be considered, too. He suggests a meeting with local legislators fairly soon to get acquainted and to express desires.

Chairman Goss agreed that a meeting with legislators would be good. Perhaps Commissioners could express its dissatisfaction over the many unfunded mandates that wreck havoc on county budgets.

XV. CLOSED SESSION

1. County Manager requests a Closed Meeting to discuss acquisition of real estate.

Commissioner McDaniel made motion to go into Closed Meeting, seconded by Commissioner Freeman, and the motion carried by a unanimous 5-0 vote at 7:55 p.m.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF SPALDING

AFFIDAVIT OF CHAIRMAN

Members of the Spalding County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Spalding County Board of Commissioners met in a duly advertised meeting on January 3, 2005.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 7:55 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

No Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____(insert citation to the legal authority making the tax matter confidential);

Yes Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

No Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6);

No Other (describe the exemption to the open meetings law):

_____ as provided in
_____(insert the citation to the legal authority exempting the topic).

This the 3rd day of January, 2005.

Spalding County Board of Commissioners

Sworn to and subscribed
Before me this 3rd day of January, 2005.

Edward Goss, Jr. (L.S.)
Johnie A. McDaniel (L.S.)
Cecil L. Davis (L.S.)
Gwen Flowers-Taylor (L.S.)
Eddie L. Freeman (L.S.)

Notary Public -- Teresa A. Watson (L.S.)
My commission expires March 3, 2007

On a motion by Commissioner McDaniel to reconvene into Open Session, seconded by Commissioner Flowers-Taylor, the vote was unanimous at 5-0 at 8:18 p.m.

XVI. ADJOURNMENT

On a motion by Commissioner McDaniel to adjourn, seconded by Chairman Goss, the vote was unanimous at 5-0 at 8:19 p.m.

Please send comments to updates@griffinwebdesign.com
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