



After Agenda
Board of Commissioners - Zoning Public Hearing
February 23, 2023
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

The Spalding County Board of Commissioners held their Zoning Public hearing on Thursday, February 23, 2023, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton, Ryan Bowlden and Rita Johnson were present for the meeting. Commissioner Flowers-Taylor was absent from the meeting. Also present were County Attorney, Stephanie Windham and County Clerk, Kathy Gibson to record the minutes. County Manager, Steve Ledbetter was absent from the meeting.

A. Opening (Call to Order) was led by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation

1. Commissioner James Dutton, District #2, delivered the Invocation.

C. Pledge to Flag

1. Commissioner Rita Johnson, District #3, led the Pledge to the Flag.

Motion/Second by Johnson/Dutton to amend the agenda and move Item #1 under Other Hearings to be considered as part of Item D Public Hearings. Motion carried unanimously by all.

D. Public Hearings

Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to the matters being considered by the Board of Commissioners on this Agenda. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

1. Conduct a Public Hearing on the abandoned cemetery located on parcel 257 01007-Moore Road/Hardy Lane-Pursuant to O.C.G.A 36-72-7.

Motion/Second by Johnson/Dutton to table the Public Hearing on the abandoned cemetery located on parcel 257 01007-Moore Road/Hardy Lane-Pursuant to O.C.G.A 36-72-7.

Commissioner Bowlden stated that one of the attorneys on this matter had a conflict this evening and was not able to attend.

Motion carried unanimously by all.

E. New Business

1. **Application 23-01Z:** Solid House Investment, LLC, Owner. 1975 Old Atlanta Road (Approximately 50.23 located in Land Lot 125 of the 3rd Land District). The applicant requests rezoning from R-1, Single Family Residential Low Density to C-1, Highway Commercial.

Ms. Morales, Community Development, stated the applicant is wanting to renovate an existing commercial structure into office space. A proposed layout of the property is included in the packet. The applicant is here to speak. However, he will need assistance with translating, and she will assist.

The applicant is requesting a rezoning to C-1 and office space is a permitted use within this zoning. This zoning is limited only to outside storage being precluded. The conditions that staff is proposing are:

- a. Use of the property shall be limited to office space.
- b. A parking plan shall be developed to prevent vehicles from direct entrance and exit from the property onto Old Atlanta Road.

This was heard by the Planning Commission on January 31, 2023, and the Planning Commission recommended approval based on staff's conditions.

The applicant has advised that they hope to have a family business in this location. They aren't sure what type of business, but the plan is to provide office space for this family business.

Through Ms. Morales' translation:

Mr. Nestor Rivas advised that this location will serve as office space for his family. The building is large and the plan would be to lease part of it out. There are currently three office spaces along with a larger space that could be used for an office as well. He stated that he does understand that there will be no outside storage on this lot.

Chairman Davis stated that we need to add the following condition:

- Once the parking plan is developed, it will be brought before the Board for review.

Motion/Second by Johnson/Dutton to approve Application 23-01Z: Solid House Investment, LLC, Owner. 1975 Old Atlanta Road (Approximately 50.23 located in Land Lot 125 of the 3rd Land District). The applicant requests rezoning from R-1, Single Family Residential Low Density to C-1, Highway Commercial with staff conditions and the additional condition that once the parking plan is developed, it be brought back to the Board for review. Motion carried unanimously by all.

2. **Application 23-04 MSP:** Consider the Master Site Plan for the Racetrac Fuel Canopy Expansion located at 4200 N Expressway.

Ms. Morales advised that the applicant is seeking to expand their current business location to develop a new fuel canopy to extend the diesel offerings for fueling of commercial vehicles and traffic. The applicant has submitted a master site plan that is in compliance with UDO Section 2206D(C) and it does also comply with the North Expressway Improvement Overlay District. Staff does recommend approval.

This case was heard by the Planning Commission on January 31, 2023, and they recommended approval with staff conditions.

Chandler Cochran, Engineering Project Analyst for Racetrac, 200 Galleria Parkway, Suite 900, Atlanta Georgia. Racetrac must design the site to fit their fuel truck as well as an emergency apparatus vehicle. They will include space for semi-trucks to enter, turn around and fuel. This location is not primarily intended to service semi-trucks, it is a designated diesel area any anyone can use it. He stated that they are primarily targeting box trucks, Amazon, UPS, as well as any commercial trucks that do landscaping. This is their primary target, but they do have to design it to accommodate semi-trucks. They will make sure this is not a truck stop. There will be no truck stop amenities.

Commissioner Dutton express his concern with possible 18-wheelers and regular vehicles sharing the same location.

Mr. Cochran stated they do everything they can to separate the commercial vehicle flow from the autos. That is why they will create a second lane on Malier Road. This should prevent the larger trucks from coming in the front entrance and will allow them to get out of the way of the front canopy.

Commissioner Dutton then asked if directional signs could be placed so that larger trucks would know they need to enter from the side.

Mr. Cochran advised there should be no problem in placing directional signs to notify larger trucks of the alternate entrance as the signage is part of the design being presented.

Commissioner Dutton stated he would like to add the conditions that signage be placed to direct the trucks to the alternate entrance.

Mr. Galloway advised that this is the first request of this type we have received and the applicant has cooperated with all of the requirements and has met everything required by the ordinance. Because the property was already zoned for this purpose, the procedure under the ordinance is abbreviated so you are approving the Master Site Plan.

Motion/Second by Dutton/Bowlden to approve Application 23-04 MSP: the Master Site Plan for the Racetrac Fuel Canopy Expansion located at 4200 N Expressway with staff conditions plus the added condition that signage directing the routing of trucks to the separate truck entrance be installed. Motion carried unanimously by all.

3. **Revised Final Plat for Sun City Pod 6:** Consider the approval for the revised final plat for Sun City Pod 6.

Ms. Morales stated that the applicant is requesting changes that will move a parking lot and a landscaping strip within the Pod to another location. They plan to use these lots to build model homes. The first final plat was approved by the Board on August 26, 2007. The right of way was also approved at that time, so there will be no acceptance of right-of-way as a result of this change.

Chairman Davis stated that Sun City is changing model villages and they are moving a parking lot and the model village will be constructed where the current parking lot is located and the parking lot will be moved to another location.

Motion/Second by Dutton/Johnson to approve the revised Final Plat for Sun City Pod 6. Motion carried unanimously by all.

4. Consider approval of the bid summary and scoring results of the RFP for Debris Removal, Monitoring and Professional Consulting and award of contracts to:
 - Debris Removal - Southern Disaster Recovery, LLC (SDR) to include renewal of contract for up to four years.
 - Debris Monitoring - DebrisTech.

- Professional Consulting for Disaster Recovery and FEMA Public Assistance - Robert Ramsey.

Ms. Windham stated that the bids for these contractes opened on Tuesday, February 21. Mr. Imberger and Mr. Johnson have reviewed all the bids and Mr. Imberger is here to address.

Mr. Imberger stated that for the Debris Removal bid, we received eight (8) responses. For Debris Monitoring we received two (2) bids and for Professional Consulting, we had a single bidder.

Mr. Imberger advised that the scoring allowed for the second lowest price which is our current contractor SDR. They scored 97 out of a possible 100 points based on the criteria in the RFP. Staff recommendation is that we go with SDR based on the scoring criteria.

Motion/Second by Dutton/Johnson to approve a contract for Debris Removal with Southern Disaster Recovery, LLC to include renewal of contract for up to four years. Motion carried unanimously by all.

Motion/Second by Dutton/Johnson to approve a contract for Debris Monitoring with DebrisTech. Motion carried unanimously by all.

Motion/Second by Dutton/Bowlden to approve a contract for Professional Consulting for Disaster Recovery and FEMA Public Assistance with Robert Ramesy, Goodwyn Mills Cawood (GMC). Motion carried unanimously by all.

Mr. Imberger then asked that the Board empower the Chairman to execute the SDR LLC contract as soon as possible.

Motion/Second by Dutton Bowlden to empower Chairman Davis to execute the contract with Southern Disaster Recover (SDR) as soon as it is available. Motion carried unanimously by all.

F. Other Hearings

1. Conduct a Public Hearing on the abandoned cemetery located on parcel 257 01007-Moore Road/Hardy Lane-Pursuant to O.C.G.A 36-72-7.

This item was moved up and heard earlier by Amendment to the Agenda.

G. Executive Session – None.

H. Adjournment

***Motion/Second by Johnson/Dutton to adjourn the meeting at 6:30 p.m.
Motion carried unanimously by all.***