



**After Agenda
Board of Commissioners - Zoning Public Hearings
March 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, March 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 and Gwen Flowers-Taylor were present for the meeting. Commissioners Rita Johnson and Ryan Bowlden were absent from the meeting. Also present were County Attorney, Stephanie Windham, County Zoning Attorney, Newton Galloway (via ZOOM), County Manager, Steve Ledbetter, Eva Morales, Community Development and County Clerk, Kathy Gibson to record the minutes.

A. Opening (Call to Order) 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. Chairman Davis led the Pledge to the Flag.

D. Public Hearings

Persons desiring to speak must sign up 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. **Application 22-11Z:** 585 Spalding Investments, LLC, Owners, 35 S McDonough Road (Approximately 208.99 located in Land Lot 14 of the 3rd Land District). The applicant requests rezoning from AR-1, Agricultural and Residential to C-2, Manufacturing to allow for the building and operation of a warehouse.

This item was tabled until the April 17th meeting at the request of the Applicant.

2. **Application 23-03S:** Minerva Spring Lake, LLP, Owner-2336 Teamon Road (Approximately 99.214 acres located in Land Lot 231 & 232 in the 3rd Land District). The applicant is requesting a Special Exception to allow "Cluster Dwellings'- Single-Family detached houses with open space with a traditional design within the R-2, Single-Family Residential District.

This item was tabled until the April 17th meeting at the request of the Applicant.

E. New Business – None.

F. Other Business

1. Consider approval for one-half of the cost for the fireworks scheduled for the July 4th celebration with the City of Griffin.

Commissioner Flowers-Taylor stated that she doesn't understand why the City and the County continue to have fireworks displays on the 4th of July. There are two churches in Spalding County that have major fireworks displays every year. She would be much more comfortable partnering with either First Assembly of Griffin or Rock Springs Baptist Church as both of these churches have very impressive fireworks displays every year.

Motion/Second by Dutton/Flowers-Taylor to approve one-half of the cost for the fireworks scheduled for the July 4th celebration with the City of Griffin, and asked that the County Manager contact and discuss the possibility of partnering with First Assembly of Griffin or Rock Springs Baptist Church in the future for this event. Motion carried by a unanimous vote.

2. Conduct a discussion regarding the direction the Board would like to take regarding the Griffin-Spalding Land Bank Authority.

Dr. Ledbetter stated that from the conversations he has had with City Manager, Jessica O'Connor, the City has approved the lease agreement from their side. They are asking that the County adopt the agreement, to create an Executive Director position and that employee or employees it would require to manage the properties that are currently under inventory for the Land Bank Authority.

Ms. Windham stated that according to the lease agreement, in the Personnel Services, this person would be an employee of the City of Griffin. The City of Griffin would hire and fire the individual and the Authority would not have much input in the hiring, firing, or disciplinary action of this individual.

Commissioner Flowers-Taylor stated the problem she has with this is that every other board in this community has something to do with hiring of the Executive

Director and how we can decide that the City can take the entire responsibility for hiring and firing the Executive Director of the Development Authority. The Board may make the policy, but the individual is going to do what the City tells them to do. This was a huge problem when we initially tried to establish the Land Bank Authority and that was one of the reasons that we did not want to have Commissioners on the Land Bank Authority Board. The other reason was that we had a Transportation Planner, at that time, who worked out of the City and most of the work done by that individual was for the City. How do we get beyond that? How do we make this fair? How do we take this Board that the State has said is a legal and operating Board and turn the running of it over to the City? What is being suggested does not sound like the answer. We are removing the responsibility from the Board. She knows we need an Executive Director; she is just not sure that the amount of power that is being taken away from the Board is appropriate.

Newton Galloway, Spalding County Zoning Attorney, and member of the Land Bank Authority stated that Ms. O'Connor was supposed to have made an amendment to this agreement that hiring and firing would be done in conjunction with the Land Bank Authority Board.

Ms. Windham advised that this is not included in the agreement that she has in hand.

Mr. Galloway stated that it was supposed to be in the agreement.

Commissioner Dutton then stated that whoever signs your paycheck is the one that you will listen to and if the City signs the paycheck, he feels this individual will approach everything from the City's point of view. If they were a County employee they would think from the County's point of view and if they are a Land Bank employee then you will think from a Land Bank point of view.

Motion/Second by Flowers-Taylor/Dutton to table the discussion regarding the direction the Board would like to take regarding the Griffin-Spalding Land Bank Authority until there is a workshop that includes all three Boards: The City Commission, the County Commission, and the Land Bank Authority Board and that the workshop be scheduled within the next 30 days. Motion carried by a unanimous vote.

G. Executive Session – None.

H. Adjournment

Motion/Second by Dutton/Flowers-Taylor to adjourn the meeting at 6:42 p.m. Motion carried by a unanimous vote.