



**After Agenda
Board of Commissioners - Zoning Public
Hearings February 22, 2024
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

The Spalding County Board of Commissioners held a Zoning Public Hearing on Thursday, February 23, 2024, in Room 108 of the Spalding County Annex Building, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton and Ryan Bowlden were present for the meeting. Commissioner Gwen Flowers-Taylor was absent from the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Zoning Attorney, Newton Galloway, Community Development Director, Sylvia Redic and County Clerk, Ragan Jones to record the minutes.

A. Opening (Call to Order)

The meeting was called to order by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. Invocation

The invocation was delivered by Commissioner James Dutton.

C. Pledge to Flag

The pledge to the flag was led by Commissioner Rita Johnson.

Motion/Second by Dutton/Bowlden to amend the agenda to move Item Number 4 under new business to the first item for consideration this evening, before the consent agenda. Motion carried by a unanimous vote.

Consider the Intergovernmental Agreement between Butts County and Spalding County for the proposed Hillwood Development Company, LLC property.

Motion/Second by Bowlden/Dutton to table the consideration of the Intergovernmental Agreement between Butts County and Spalding County for the proposed Hillwood Development Company, LLC property. Motion carried by a unanimous vote.

Motion/Second by Dutton/Johnson to separate consent agenda items in order to hear from the board on each item. Motion carried by a unanimous vote.

Consent Agenda

Consider the approval of the revised plats for Greyson Parc Phase 2A and 2C.

Motion/Second by Davis/Johnson to approve revised plats for Greyson Parc Phase 2A and 2C. Motion carried by a unanimous vote.

Lift from the table and consider acceptance of a Web Redesign Proposal for creation of a new Countywide Website.

Staff presented the request to the Board of Commissioners on Monday, February 19th and the Board asked staff to hear from staff again during the Zoning Public Hearing.

Motion/Second by Johnson/Dutton to lift from the table consider acceptance of a Web Redesign Proposal for creation of a new Countywide Website. Motion carried by a unanimous vote.

Motion/Second by Johnson/Dutton to approve the request for a Web a Web Redesign Proposal for creation of a new Countywide Website. Motion carried by a unanimous vote.

Spalding County Fire Department Request to Purchase Ladder Truck for compliance with ISO Section 540 Subsection A.

Consideration of Lease Purchase to replace the Ladder Truck recently destroyed at Gary Reid Fire Station 6.

Motion/Second by Dutton/Johnson to approve the request to purchase Ladder Truck for compliance with ISO Section 540 Subsection A. Motion carried by a unanimous vote.

D. New Business

1. **Application 23-07Z:** Guru Vande, LLC, Owner, Raj D Shah and Patrick Juvet, Agent: Property located at 390 Airport Road in Land Lot 116 of the 2nd district and is approximately 1.33 acres.

The applicant is requesting approval to rezone from C1, Highway Commercial to C-1B, Heavy Commercial to allow the business to lease U-Haul trucks from their property.

Motion/Second by Dutton/Bowlden to deny Application 23-07Z: Guru Vande, LLC, Owner, Raj D Shah and Patrick Juvet, Agent: Property located at 390 Airport Road in Land Lot 116 of the 2nd district and is approximately 1.33 acres. The applicant is requesting approval to rezone from C1, Highway Commercial to C-1B, Heavy Commercial to allow the business to lease U-Haul trucks from their property. Motion carried by a unanimous vote.

2. **Application 23-29S:** Christopher Bassett, Owner: 4619 Newnan Road, approximately 3 acres, located in Land Lot 28 of the 1st district. The applicant is requesting approval for a Special Exception, home occupation for a single operating hair salon.
Property is currently zoned AR-1, Agricultural and Residential.

Motion/Second by Dutton/Bowlden to approve Application 23-29S: Christopher Bassett, Owner: 4619 Newnan Road, approximately 3 acres, located in Land Lot 28 of the 1st district. The applicant is requesting approval for a Special Exception, home occupation for a single operating hair salon. Property is currently zoned AR-1, Agricultural and Residential. Motion carried by a unanimous vote.

3. **Application 23-30Z:** Wade Frame Properties, LLC, Owner: Christopher Frame, Agent; Property located at 3616 Fayetteville Road in Land Lot 6 of the 4th district and is approximately 18.51 acres.
The applicant requests approval to rezone the property from C-1A, Neighborhood Commercial and R-2, Single Family Residential District to AR-1, Agricultural and Residential.

Motion/Second by Dutton/Bowlden to approve Application 23-30Z: Wade Frame Properties, LLC, Owner: Christopher Frame, Agent; Property located at 3616 Fayetteville Road in Land Lot 6 of the 4th district and is approximately 18.51 acres. The applicant requests approval to rezone the property from C-1A, Neighborhood Commercial and R-2, Single Family Residential District to AR-1, Agricultural and Residential. Motion carried by a unanimous vote.

E. Adjournment

Motion/Second by Dutton/Bowlden to adjourn the meeting at 6:28 p.m. Motion carried by a unanimous vote.