

# Agenda

**Board of Commissioners of Spalding County  
Extraordinary Session  
September 18, 2017  
6:00 PM  
119 E. Solomon St., Meeting Room 108**

**I. OPENING (CALL TO ORDER)**

**II. INVOCATION**

**III. PLEDGE TO FLAG**

**IV. APPOINTMENTS**

1. Lift from the table consideration to fill two existing vacancies on the Parks & Recreation Advisory Commission. District 1 and District 4 appointments.

**V. PRESENTATIONS/PROCLAMATIONS**

1. Consider approval of Proclamation declaring the week of September 17 through 23rd, 2017 as Constitution Week in Spalding County.
2. Sandra Brownlee from "Discovering Soldiers Potential II" (DSP II) is present to provide an update on their program in Spalding County.

**VI. PRESENTATIONS OF FINANCIAL STATEMENTS**

1. Consider approval of financial statements for the two months ended August, 31, 2017.

**VII. CITIZEN COMMENT**

Speakers must sign up prior to the meeting and provide their names, addresses and topic in which they will speak on. Speakers must direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. 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.

**VIII. MINUTES -**

1. Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session on August 21, 2017, the Spalding County Board of Commissioners Executive Session on August 21, 2017 and, the Spalding County Board of Commissioners Zoning Public hearing on August 24, 2017.

**IX. CONSENT AGENDA -**

**X. OLD BUSINESS -**

**XI. NEW BUSINESS -**

1. Conduct public hearing for the 20 Year Comprehensive Plan update for Spalding County, City of Orchard Hill and City of Sunnyside.
2. Consider approval of Resolution to transmit the update to the 20 year Comprehensive Plan to Three Rivers Regional Commission and Georgia Department of Community Affairs for official review.
3. Conduct public hearing for the 2017 Capital Improvement Element (CIE) and Short Term Work Program (STWP) for Spalding County, City of Orchard Hill and City of Sunnyside.
4. Consider approval of Resolution authorizing transmittal to Three Rivers Regional Commission of

the 2017 Capital Improvements Element (CIE) and Short Term Work Program (STWP) and incorporation of these changes into the County 2025 Comprehensive Plan.

5. Consider approval of the revised final plat for River Falls Subdivision.
6. Consider request for amplification permit from Daaood Amin for 123 Hummingbird Hollow on September 30th, 2017 from 4:00 p.m. to 11:00 p.m..
7. Consider request for amplification permit from Leslie LaBriola for 650 Birdie Road on November 4th, 2017 from 5:00 p.m. to 11:00 p.m..
8. Consider request for amplification permit from Humberto Colin to hold a Wedding on October 7, 2017 at 1650 North Walkers Mill Road, Griffin, Georgia from 4:30 p.m. to 11:00 p.m.
9. Consider request for amplification permit from Maria Martinez to host a Wedding Party on October 7, 2017 at 1734 Pineview Road, Griffin, Georgia from 9:00 p.m. to 11:00 p.m.
10. Consider recommendation from Parks & Recreation Advisory commission to contract with Verified Volunteers to process background checks for recreation program volunteers.
11. Consider recommendation from the Parks & Recreation Advisory Commission to continue waiving the field/facility use fees for association hosted tournaments.
12. Consider approval of the Spalding County Sheriff's Office applying for the 2017 Edward Byrne Memorial Justice Assistance Grant.
13. Consider approval of a contract with Auctions, Inc. to conduct an auction for the sale of equipment and vehicles declared surplus by Spalding County.
14. Consider renewal of Rental Agreement with the Department of Public Safety for Georgia State Patrol Post #1 located at 1313 Arthur K. Bolton Parkway.
15. Consider request from the Griffin-Spalding County Development Authority and Rinnai Industries to name a street, Rinnai Drive, that will enter into their facility of The Lakes Parkway.
16. Consider approval of MOU with the Griffin Housing Authority, The Salvation Army and Spalding County for the construction and maintenance of a playground and walking trail to be located at The Oaks on Meriwether Street.
17. Consider request from ACCG to appoint a voting delegate to the 2018 Legislative Leadership Conference.
18. Set date for workshop to discuss Personnel Policies and other matters.

## **XII. REPORT OF COUNTY MANAGER**

## **XIII. REPORT OF COMMISSIONERS**

## **XIV. CLOSED SESSION**

County Manager requests an Executive Session 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).

## **XV. ADJOURNMENT**



## SPALDING COUNTY BOARD OF COMMISSIONERS Proclamation: Constitution Week

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**Requesting Agency**

County Clerk

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**Requested Action**

Consider approval of Proclamation declaring the week of September 17 through 23rd, 2017 as Constitution Week in Spalding County.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

No

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**Summary and Background**

The Pulaski Chapter of the NSDAR has requested a Proclamation declaring the Week of September 17, 2017 as Constitution Week in Spalding County.

Ms. Betty White should be present to accept the Proclamation.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

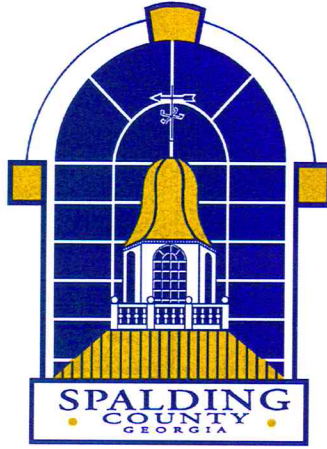
Approval

Proclamation was read and presented by Commissioner Hawbaker on May 11, 2017 at the breakfast at 5:30.

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Proclamation - Constitution Week	8/24/2017	Backup Material



## **Proclamation**

### **CONSTITUTION WEEK**

**WHEREAS:** The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS:** September 17, 2017, marks the two hundred thirtieth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

**NOW, THEREFORE  
BE IT RESOLVED**

We, the Spalding County Board of Commissioners, do hereby proclaim September 17 through 23 as

### **CONSTITUTION WEEK**

in Spalding County, Georgia and ask our Citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

**IN WITNESS WHEREOF,** I, Bart Miller, Chairman of the Spalding County Board of Commissioners have hereunto set my hand and caused the Seal of the County to be affixed this, the eighteenth day of September, in the year of our Lord, two thousand seventeen.

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Bart Miller, Chairman

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William P. Wilson, Jr., County Clerk





## SPALDING COUNTY BOARD OF COMMISSIONERS DSPII Presentation

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**Requesting Agency**

County Clerk

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**Requested Action**

Sandra Brownlee from "Discovering Soldiers Potential II" (DSPII) is present to provide an update on their program in Spalding County.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

n/a



## SPALDING COUNTY BOARD OF COMMISSIONERS August 31, 2017 Financial Statements

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**Requesting Agency**

Finance Department

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**Requested Action**

Consider approval of financial statements for the two months ended August, 31, 2017.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

No

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**Summary and Background**

The two months ended August 31, 2017 is 16.67% of the budget year. General Fund revenues are 7% of budget, or \$3,106,227. General Fund expenditures are 15% of budget, or \$6,360,315.

Fire District revenues are 1% of budget, or \$77,004. Fire District expenditures are 13% of budget, or \$811,712.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> August 31, 2017 Financial Statements	9/14/2017	Cover Memo

SPALDING COUNTY BOC  
REVENUE & EXPENDITURE STATEMENT FOR 100 GENERAL FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>100 GENERAL FUND</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	944,235.00	0.0
31 TAXES	972,376.43	1,893,601.00	32,803,347.00	6.0
32 LICENSES AND PERMITS	52,091.24	122,607.40	463,000.00	26.0
33 INTERGOVERNMENTAL REVENUE	51,279.04	136,279.04	1,063,840.00	13.0
34 CHARGES FOR SERVICES	82,887.68	402,185.62	5,118,396.00	8.0
35 FINES AND FORFEITURES	32,531.81	73,412.28	1,252,500.00	6.0
36 INVESTMENT INCOME	211.93	1,620.12	0.00	0.0
37 CONTRIBUTIONS/DONATIONS	1,800.00	2,550.00	0.00	0.0
38 MISCELLANEOUS REVENUE	284,709.65	473,971.43	1,947,598.00	24.0
TOTAL REVENUE	1,477,887.78	3,106,226.89	43,592,916.00	7
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	1,747,136.06	3,478,982.06	26,328,926.00	13.0
52 PURCH/CONTRACTED SRVCS	727,740.40	1,824,483.45	9,676,287.00	19.0
53 SUPPLIES	1,214,412.08	1,480,187.60	4,948,508.00	30.0
54 CAPITAL OUTLAY	6,167.29	53,837.77	33,600.00	160.0
57 OTHER COSTS	-571,201.83	-490,000.08	1,438,932.00	-34.0
58 DEBT SERVICE	6,411.98	12,823.96	208,633.00	6.0
61 OTHER FINANCING USES	0.00	0.00	15,513.00	0.0
TOTAL EXPENDITURE	3,130,665.98	6,360,314.76	42,650,399.00	15
DEFICIENCY OF REVENUE BEFORE TRANSFERS	-1,652,778.20	-3,254,087.87	942,517.00	-345
OTHER FINANCING SOURCE:				
39 OTHER FINANCING SOURCES	0.00	2,950,000.00	0.00	0.0
TOTAL OTHER FINANCING SOURCE	0.00	2,950,000.00	0.00	0
OTHER FINANCING USE:				
61 OTHER FINANCING USES	0.00	0.00	917,177.00	0.0
TOTAL OTHER FINANCING USE	0.00	0.00	917,177.00	0
DEFICIENCY OF REVENUE AFTER TRANSFERS	-1,652,778.20	-304,087.87	25,340.00	-1,200

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 215 EMERGENCY 911 FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>215 EMERGENCY 911 FUND</b>				
REVENUE:				
34 CHARGES FOR SERVICES	49,651.36	208,450.78	1,168,199.00	18.0
38 MISCELLANEOUS REVENUE	0.00	37.68	0.00	0.0
TOTAL REVENUE	49,651.36	208,488.46	1,168,199.00	18
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	80,710.93	162,623.13	1,233,566.00	13.0
52 PURCH/CONTRACTED SRVCS	5,521.14	16,252.08	141,249.00	12.0
53 SUPPLIES	3,567.27	4,945.08	25,136.00	20.0
55 INTERFUND/INTERDEPT CHRGS	0.00	0.00	40,025.00	0.0
57 OTHER COSTS	-96,450.28	-94,950.28	0.00	0.0
TOTAL EXPENDITURE	-6,650.94	88,870.01	1,439,976.00	6
EXCESS OF REVENUE BEFORE TRANSFERS	56,302.30	119,618.45	-271,777.00	-44
OTHER FINANCING SOURCE:				
39 OTHER FINANCING SOURCES	0.00	0.00	271,777.00	0.0
TOTAL OTHER FINANCING SOURCE	0.00	0.00	271,777.00	0
EXCESS OF REVENUE AFTER TRANSFERS	56,302.30	119,618.45	0.00	0

SPALDING COUNTY BOC  
REVENUE & EXPENDITURE STATEMENT FOR 220 CSBG FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>220 CSBG FUND</b>				
REVENUE:				
33 INTERGOVERNMENTAL REVENUE	18,418.01	24,059.68	126,983.00	19.0
TOTAL REVENUE	<u>18,418.01</u>	<u>24,059.68</u>	<u>126,983.00</u>	<u>19</u>
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	1,324.10	3,818.88	21,603.00	18.0
52 PURCH/CONTRACTED SRVCS	40.00	40.00	26,880.00	0.0
53 SUPPLIES	0.00	3,800.00	78,500.00	5.0
TOTAL EXPENDITURE	<u>1,364.10</u>	<u>7,658.88</u>	<u>126,983.00</u>	<u>6</u>
EXCESS OF REVENUE BEFORE TRANSFERS	<u>17,053.91</u>	<u>16,400.80</u>	<u>0.00</u>	<u>0</u>
EXCESS OF REVENUE AFTER TRANSFERS	<u>17,053.91</u>	<u>16,400.80</u>	<u>0.00</u>	<u>0</u>

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 225 SENIOR NUTRITION FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>225 SENIOR NUTRITION FUND</b>				
REVENUE:				
33 INTERGOVERNMENTAL REVENUE	30,699.89	48,793.54	324,926.00	15.0
37 CONTRIBUTIONS/DONATIONS	3,816.25	9,548.40	82,008.00	12.0
TOTAL REVENUE	<u>34,516.14</u>	<u>58,341.94</u>	<u>406,934.00</u>	<u>14</u>
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	11,105.64	21,917.42	167,787.00	13.0
52 PURCH/CONTRACTED SRVCS	1,075.32	1,598.73	9,117.00	18.0
53 SUPPLIES	24,573.93	29,783.11	230,030.00	13.0
TOTAL EXPENDITURE	<u>36,754.89</u>	<u>53,299.26</u>	<u>406,934.00</u>	<u>13</u>
DEFICIENCY OF REVENUE BEFORE TRANSFERS	<u>-2,238.75</u>	<u>5,042.68</u>	<u>0.00</u>	<u>0</u>
DEFICIENCY OF REVENUE AFTER TRANSFERS	<u>-2,238.75</u>	<u>5,042.68</u>	<u>0.00</u>	<u>0</u>

SPALDING COUNTY BOC  
REVENUE & EXPENDITURE STATEMENT FOR 260 IMPACT FEES FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>260 IMPACT FEES FUND</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	1,444,080.00	0.0
34 CHARGES FOR SERVICES	35,611.52	64,538.27	281,120.00	23.0
TOTAL REVENUE	<u>35,611.52</u>	<u>64,538.27</u>	<u>1,725,200.00</u>	<u>4</u>
EXPENDITURE:				
52 PURCH/CONTRACTED SRVCS	872.07	1,865.11	7,500.00	25.0
54 CAPITAL OUTLAY	0.00	0.00	1,656,200.00	0.0
57 OTHER COSTS	0.00	2,991.53	61,500.00	5.0
TOTAL EXPENDITURE	<u>872.07</u>	<u>4,856.64</u>	<u>1,725,200.00</u>	<u>0</u>
EXCESS OF REVENUE BEFORE TRANSFERS	<u>34,739.45</u>	<u>59,681.63</u>	<u>0.00</u>	<u>0</u>
OTHER FINANCING USE:				
61 OTHER FINANCING USES	0.00	1,950,000.00	0.00	0.0
TOTAL OTHER FINANCING USE	<u>0.00</u>	<u>1,950,000.00</u>	<u>0.00</u>	<u>0</u>
EXCESS OF REVENUE AFTER TRANSFERS	<u><u>34,739.45</u></u>	<u><u>-1,890,318.37</u></u>	<u><u>0.00</u></u>	<u><u>0</u></u>



## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 270 FIRE DISTRICT FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>270 FIRE DISTRICT FUND</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	97,928.00	0.0
31 TAXES	22,667.05	71,178.75	6,085,018.00	1.0
34 CHARGES FOR SERVICES	1,534.11	5,825.12	51,500.00	11.0
TOTAL REVENUE	24,201.16	77,003.87	6,234,446.00	1
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	338,662.34	679,417.44	5,253,134.00	13.0
52 PURCH/CONTRACTED SRVCS	22,578.03	43,142.74	388,674.00	11.0
53 SUPPLIES	21,328.03	65,152.12	327,600.00	20.0
54 CAPITAL OUTLAY	0.00	20,000.00	30,000.00	67.0
55 INTERFUND/INTERDEPT CHRGS	0.00	0.00	171,938.00	0.0
57 OTHER COSTS	0.00	4,000.00	50,000.00	8.0
TOTAL EXPENDITURE	382,568.40	811,712.30	6,221,346.00	13
DEFICIENCY OF REVENUE BEFORE TRANSFERS	-358,367.24	-734,708.43	13,100.00	-5,608
OTHER FINANCING USE:				
61 OTHER FINANCING USES	0.00	0.00	13,100.00	0.0
TOTAL OTHER FINANCING USE	0.00	0.00	13,100.00	0
DEFICIENCY OF REVENUE AFTER TRANSFERS	-358,367.24	-734,708.43	0.00	0

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 275 HOTEL/MOTEL TAX FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>275 HOTEL/MOTEL TAX FUND</b>				
REVENUE:				
31 TAXES	14,994.02	31,442.12	162,000.00	19.0
TOTAL REVENUE	14,994.02	31,442.12	162,000.00	19
EXPENDITURE:				
57 OTHER COSTS	12,590.00	25,180.00	162,000.00	16.0
TOTAL EXPENDITURE	12,590.00	25,180.00	162,000.00	16
EXCESS OF REVENUE BEFORE TRANSFERS	2,404.02	6,262.12	0.00	0
EXCESS OF REVENUE AFTER TRANSFERS	2,404.02	6,262.12	0.00	0

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 310 CAP PROJ - 2008 SPLOST

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>310 CAP PROJ - 2008 SPLOST</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	8,398,500.00	0.0
36 INVESTMENT INCOME	3,491.86	6,576.31	0.00	0.0
TOTAL REVENUE	<u>3,491.86</u>	<u>6,576.31</u>	<u>8,398,500.00</u>	<u>0</u>
EXPENDITURE:				
54 CAPITAL OUTLAY	833,207.66	874,807.20	8,397,000.00	10.0
58 DEBT SERVICE	0.00	0.00	1,500.00	0.0
TOTAL EXPENDITURE	<u>833,207.66</u>	<u>874,807.20</u>	<u>8,398,500.00</u>	<u>10</u>
DEFICIENCY OF REVENUE BEFORE TRANSFERS	<u>-829,715.80</u>	<u>-868,230.89</u>	<u>0.00</u>	<u>0</u>
DEFICIENCY OF REVENUE AFTER TRANSFERS	<u>-829,715.80</u>	<u>-868,230.89</u>	<u>0.00</u>	<u>0</u>

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 315 CAP PROJ - 2016 SPLOST

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>315 CAP PROJ - 2016 SPLOST</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	1,484,000.00	0.0
31 TAXES	417,090.30	724,749.30	4,620,000.00	16.0
36 INVESTMENT INCOME	2,818.08	5,093.18	0.00	0.0
TOTAL REVENUE	419,908.38	729,842.48	6,104,000.00	12
EXPENDITURE:				
54 CAPITAL OUTLAY	1,509,447.33	1,509,447.33	4,808,000.00	31.0
57 OTHER COSTS	901,706.63	901,706.63	1,293,000.00	70.0
58 DEBT SERVICE	0.00	0.00	3,000.00	0.0
TOTAL EXPENDITURE	2,411,153.96	2,411,153.96	6,104,000.00	40
DEFICIENCY OF REVENUE BEFORE TRANSFERS	-1,991,245.58	-1,681,311.48	0.00	0
OTHER FINANCING USE:				
61 OTHER FINANCING USES	0.00	302,300.00	0.00	0.0
TOTAL OTHER FINANCING USE	0.00	302,300.00	0.00	0
DEFICIENCY OF REVENUE AFTER TRANSFERS	-1,991,245.58	-1,983,611.48	0.00	0

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 350 CAPITAL PROJECTS - GEN

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>350 CAPITAL PROJECTS - GEN</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	77,500.00	0.0
TOTAL REVENUE	<u>0.00</u>	<u>0.00</u>	<u>77,500.00</u>	<u>0</u>
EXPENDITURE:				
54 CAPITAL OUTLAY	0.00	0.00	97,500.00	0.0
TOTAL EXPENDITURE	<u>0.00</u>	<u>0.00</u>	<u>97,500.00</u>	<u>0</u>
BEFORE TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>-20,000.00</u>	<u>0</u>
OTHER FINANCING SOURCE:				
39 OTHER FINANCING SOURCES	0.00	0.00	20,000.00	0.0
TOTAL OTHER FINANCING SOURCE	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0</u>
AFTER TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>

## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 415 DEBT SERVICE 2016 SPLOST

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>415 DEBT SERVICE 2016 SPLOST</b>				
EXPENDITURE:				
58 DEBT SERVICE	0.00	151,150.00	305,300.00	50.0
TOTAL EXPENDITURE	0.00	151,150.00	305,300.00	50
BEFORE TRANSFERS	0.00	-151,150.00	-305,300.00	50
OTHER FINANCING SOURCE:				
39 OTHER FINANCING SOURCES	0.00	302,300.00	305,300.00	99.0
TOTAL OTHER FINANCING SOURCE	0.00	302,300.00	305,300.00	99
AFTER TRANSFERS	0.00	151,150.00	0.00	0

SPALDING COUNTY BOC  
REVENUE & EXPENDITURE STATEMENT FOR 505 WATER FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>505 WATER FUND</b>				
REVENUE:				
30 FUND BALANCE	0.00	0.00	75,000.00	0.0
34 CHARGES FOR SERVICES	792,763.58	1,564,778.47	8,394,951.00	19.0
38 MISCELLANEOUS REVENUE	380.80	380.80	0.00	0.0
TOTAL REVENUE	793,144.38	1,565,159.27	8,469,951.00	18
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	21,822.11	43,700.48	313,592.00	14.0
52 PURCH/CONTRACTED SRVCS	459,103.60	922,019.50	5,984,870.00	15.0
53 SUPPLIES	8,592.80	16,679.67	313,600.00	5.0
54 CAPITAL OUTLAY	0.00	14,305.00	600,000.00	2.0
55 INTERFUND/INTERDEPT CHRGS	0.00	0.00	59,984.00	0.0
56 DEPRECIATION/AMORTIZATION	0.00	0.00	194,465.00	0.0
57 OTHER COSTS	1,200.00	1,200.00	0.00	0.0
58 DEBT SERVICE	84,742.71	169,485.42	1,003,440.00	17.0
61 OTHER FINANCING USES	0.00	1,000,000.00	0.00	0.0
TOTAL EXPENDITURE	575,461.22	2,167,390.07	8,469,951.00	26
EXCESS OF REVENUE BEFORE TRANSFERS	217,683.16	-602,230.80	0.00	0
EXCESS OF REVENUE AFTER TRANSFERS	217,683.16	-602,230.80	0.00	0



## SPALDING COUNTY BOC

## REVENUE &amp; EXPENDITURE STATEMENT FOR 620 WORKERS COMP TRUST FUND

FY 2017-2018

08/01/2017 TO 08/31/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE INCLUDING ENCUMBRANCES</u>	<u>BUDGETED</u>	<u>PCT USED</u>
<b>620 WORKERS COMP TRUST FUND</b>				
REVENUE:				
36 INVESTMENT INCOME	2,404.17	5,916.48	0.00	0.0
TOTAL REVENUE	<u>2,404.17</u>	<u>5,916.48</u>	<u>0.00</u>	<u>0</u>
EXPENDITURE:				
51 PRSNL SRVCS, EMPLOYEE BEN	0.00	20,594.12	190,000.00	11.0
55 INTERFUND/INTERDEPT CHRGS	0.00	-8,215.63	652,745.00	-1.0
58 DEBT SERVICE	0.00	1,943.07	4,200.00	46.0
TOTAL EXPENDITURE	<u>0.00</u>	<u>14,321.56</u>	<u>846,945.00</u>	<u>2</u>
EXCESS OF REVENUE BEFORE TRANSFERS	<u>2,404.17</u>	<u>-8,405.08</u>	<u>-846,945.00</u>	<u>1</u>
OTHER FINANCING SOURCE:				
39 OTHER FINANCING SOURCES	0.00	0.00	846,945.00	0.0
TOTAL OTHER FINANCING SOURCE	<u>0.00</u>	<u>0.00</u>	<u>846,945.00</u>	<u>0</u>
EXCESS OF REVENUE AFTER TRANSFERS	<u>2,404.17</u>	<u>-8,405.08</u>	<u>0.00</u>	<u>0</u>



## SPALDING COUNTY BOARD OF COMMISSIONERS Approval of Minutes

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**Requesting Agency**

County Clerk

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**Requested Action**

Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session on August 21, 2017, the Spalding County Board of Commissioners Executive Session on August 21, 2017 and, the Spalding County Board of Commissioners Zoning Public hearing on August 24, 2017.

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**Requirement for Board Action**

---

**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> 2017-8-21 BOC Extraordinary Session Minutes	8/24/2017	Backup Material
<input type="checkbox"/> 2017-8-24 Zoning Public Hearing Minutes	9/5/2017	Backup Material

## MINUTES

**The Spalding County Board of Commissioners held their Extraordinary Session in the W. Elmer George Municipal Hall, One Griffin Center, Solomon Street Entrance on Monday, August 21, 2017, beginning at 6:00 p.m. with Chairman Bart Miller presiding. Commissioners Raymond Ray, Rita Johnson and Donald Hawbaker were present. Commissioner Gwen Flowers-Taylor and County Manager, William Wilson, were absent from the meeting. Also present were Assistant County Manager, Eric Mosley, County Attorney, Jim Fortune and Executive Secretary, Kathy Gibson to record the minutes.**

**I. OPENING (CALL TO ORDER)** by Chairman Bart Miller.

**II. INVOCATION** led by Commissioner Donald Hawbaker.

**III. PLEDGE TO FLAG** led by Commissioner Rita Johnson.

**IV. APPOINTMENTS**

1. To fill two existing vacancies on the PRAC: District 1 and District 4 appointments.

Eric Mosley, Assistant County Manager, advised that Cheryl Brown from District 1 resigned. She has other commitments during the time periods the meeting take place and she feels cannot commit to the time. Ronnie Perdue from District 4 passed away. At this time we do not have anyone in the book to fill those appointments.

***Motion/Second by Ray/Johnson to table the appointments for the Parks & Recreation Advisory Commission. Motion carried unanimously by all.***

**V. PRESENTATIONS OF FINANCIAL STATEMENTS**

1. Consider approval of financial statements for the one month ended July 31, 2017.

Jinna Garrison, Administrative Services Director, was present to answer any questions the Board had regarding the Financial Statements.

Commissioner Ray asked about the SPLOST revenues, in particular the last remittance.

Ms. Garrison advised that the State performed an audit, but at this time the County has not received any explanation as to the amount.

Mr. Mosley stated that we had sent an email to the ACCG to ask for guidance on how to approach the Department of Revenue to find out what was involved in the audit, how much was deducted from this month's payment and why, but as you are aware, we can request, but they do not have to provide details other than an audit adjustment was made. Although, it was a large change in the SPLOST amount we remain within the \$700,000 per month as expected.

Motion/Second by Hawbaker/Ray to approve the financial statements for the one month ended July 31, 2017. Motion carried unanimously by all.

**VI. CITIZEN COMMENT**

Speakers must sign up prior to the meeting and provide their names, addresses and topic in which they will speak on. Speakers must direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. 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.

Robert Wilcher, 179 Chehaw Road, Griffin, Georgia. Mr. Wilcher stated that he lives in the High Falls, Tomachichi, Chehaw Road area of Spalding County. Mr. Wilcher stated that he is representing several of his neighbors who couldn't attend the meeting. There is a situation in the neighborhood involving gun fire. This is not normal gun fire. They come outside at any time, load a clip and empty it just as fast as they can, put in another clip and empty it just as fast as they can. Then they fire something that sounds like an elephant gun and makes a flash of fire.

There are a number of older people in this area and there is one neighbor who has to carry his nitro glycerin with him because he never knows when the firing is going to start. He added that in the County Ordinance provides only for general loud noise. This is beyond someone coming out and target shooting. Additionally, they have no back drop, they are just shooting into woods in the back of residences.

Mr. Wilcher advised that he has called the Sheriff's Department a number of times, but he was advised that he needed to come before the Board as they are limited by the Ordinance. Mr. Evans who resides at 66 Tomachichi, has had a bullet hit his house and put a hole in the top. Bill Kimbel on the corner of Tomachichi and Chehaw Road has a hole in the top of his shop where it looks like a bullet went through.

He stated that we need something that the Sheriff's Office can use to control this type of disturbance. The Ordinance doesn't specify any type of noise it simply says noise in general.

Tina Dorsey, 1567 Locust Grove Road, stated that she came before the Board because she has, what she termed as a "suicide driveway." She stated her road is a cut through in the Ringogold Community on the way to Tanger Boulevard. She lives in the deep turn, right across from the Henry County reservoir at the dam. People go through that area so fast they are always running off the road. She was asking if the Board could provide some speed reduction and patrols through that area. The current speed limit is 45 m.p.h and she asked that the speed be reduced in that area and if possible that additional patrols be put in the area to assist in reducing the speed.

**VII. MINUTES –**

1. Consider approval of minutes for the Spalding County Board of Commissioners Regular Meeting on August 7, 2017.

***Motion/Second by Hawbaker/Ray to approve the minutes for the Spalding County Board of Commissioners Regular Meeting on August 7, 2017. Motion carried unanimously by all.***

**VIII. CONSENT AGENDA**

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

1. Conduct public hearing to consider the establishment of street light district for Sun City Peachtree - Pod 38B.

***Motion/Second by Ray/Hawbaker to open a public hearing to consider the establishment of a street light district for Sun City Peachtree –Pod 38B. Motion Carried unanimously by all.***

Jim Fortune, County Attorney, asked if anyone would like to make any comment regarding the establishment of a street light district for Sun City Peachtree – Pod 38B.

***Motion/Second by Hawbaker/Ray to close the public hearing to consider the establishment of a street light district for Sun City Peachtree – Pod 38B. Motion carried unanimously by all.***

2. Consider approval of street light district for Sun City Peachtree - Pod 38B.

Mr. Mosley stated that a new street light district has been requested by Pulte Homes, the lights have been approved by Central Georgia EMC and meet the lighting standards approved by the county ordinance for Pod 38B.

**Motion/Second by Hawbaker/Ray approve the street light district for Sun City Peachtree – Pod 38B. Motion carried unanimously by all.**

- 3. Consider approval of final plat for High Falls Meadows Subdivision (minor) located off High Falls Road.

Mr. Mosley advised that the request was made by American Forest, Inc. for a minor final plat approval to the Community Development Office. The minor plats are road frontage lots that are subdivisions by UDO definition, but do not include any infrastructure at this time. Staff recommends approval.

**Motion/Second by Ray/Johnson to approve the final plat for High Falls Meadows Subdivision (minor) located off High Falls Road. Motion carried unanimously by all.**

- 4. Consider transferring unused portion of Wild Plum Road deeded to Spalding County by the Georgia Department of Transportation to the Griffin-Spalding Development Authority.

Mr. Mosley stated that this property should have been deeded to the Development Authority by GDOT, but instead was deeded to Spalding County. We are now requesting that the property be deeded to the Griffin-Spalding Develop Authority as it is part of the property being purchased by Rinnai. This is clearly an error that is being corrected this evening.

**STATE OF GEORGIA**  
**COUNTY OF SPALDING**

**LIMITED WARRANTY DEED**  
THIS INDENTURE, Made this \_\_\_\_\_ day of August, 2017 between **SPALDING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA**, of the first part, and **GRIFFIN-SPALDING DEVELOPMENT AUTHORITY**, of the State of Georgia, County of Spalding of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assign the following described real property:

FOR LEGAL DESCRIPTION SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, TOGETHER WITH EXHIBITS B-1, B-2 AND B-3 ATTACHED TO THAT QUITCLAIM DEED RECORDED IN DEED BOOK 3434, PAGE 1, SPALDING COUNTY, GEORGIA RECORDS.

This property is sold “AS IS - WHERE IS” with no warranties, expressed or implied, except for the warranty of title hereinafter set out, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors and assigns, will warrant and defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

**SPALDING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA**  
\_\_\_\_\_  
(SEAL)  
**By: BART MILLER, CHAIRMAN OF THE BOARD OF COMMISSIONERS OF SPALDING COUNTY**  
\_\_\_\_\_  
(SEAL)  
**Attest: WILLIAM P. WILSON, JR., CLERK**

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Georgia

***Motion/Second by Ray/Hawbaker to approve the request to transfer an unused portion of Wild Plum Road deeded to Spalding County by the Georgia Department of Transportation to the Griffin-Spalding Development Authority. Motion carried unanimously by all.***

5. Consider issuance of a right-of-way easement by Spalding County to the City of Griffin to access a parcel of land, consisting of approximately 7,502 square feet, located behind the Spalding County Baseball and Pickleball Complexes for construction, operation and maintenance of overhead distribution line(s) and a concrete utility vault therein.

Mr. Mosley stated this right-of-way easement will provide access to MEAG. Behind the Pickleball Complex there is a substation for the City of Griffin and they needed to have better access to that facility and this will grant them access.

***Motion/Second by Hawbaker/Johnson to approve issuance of a right-of-way easement by Spalding County to the City of Griffin to access a parcel of land, consisting of approximately 7,502 square feet, located behind the Spalding County Baseball and Pickleball Complexes for construction, operation and maintenance of overhead distribution line(s) and a concrete utility vault therein. Motion carried unanimously by all.***

6. Consider approval of the 2017 Tax Levy.

Mr. Mosely stated that the County Mileage Rate for 2017 is recommend to be set at 15.36 mills which is a decrease of .30 mills from the 2016 mileage rate. School Mileage Rate for 2017 is 18.204 and they passed their mileage rate decrease this evening. The Fire District Mileage Rate will remain the same at 3.61 mills which is the same as 2016. The overall Millage Rate for unincorporated Spalding decreased from 38.922 mills to 37.174 mills a total of .666 mills. Staff recommends approval.

#### **2017 SPALDING COUNTY TAX LEVY**

**BE IT RESOLVED** by the Board of Commissioners of Spalding County, Georgia, and it is hereby resolved by said authority, that there be levied on all property located and situated in said County on the first day of January 2017 whether said property be real, or personal, or mixed, the following rates of taxation for the purposes herein named and that the same be collected by the Tax Commissioner of said County at the same time and in the same manner as the tax levied by the State of Georgia, is collected, and when collected that the same shall be deposited by the Tax Commissioner with the treasurer of Spalding County, and that the treasurer's official receipt be taken therefor; to-wit:

1. To pay the expenses of administration of the county government; 1.75 mills or **\$1.75** per \$1,000.00 of taxable property.
2. To pay principal and interest of any debt of the county and to provide sinking fund therefor; 0.30 mills or **\$0.30** per \$1,000.00 of taxable property.
4. To build and repair public buildings and bridges; 1.24 mills or **\$1.24** per \$1,000.00 of taxable property.
5. To pay the expenses of courts, the maintenance and support of inmates and to pay sheriffs and coroners and for litigation; 8.42 mills or **\$8.42** per \$1,000.00 of taxable property.
6. To build and maintain a system of county roads; 0.97 mills or **\$0.97** per \$1,000.00 of taxable property.

7. For public health purposes in said county, and for the collection and preservation of records of vital statistics; 0.76 mills or **\$0.76** per \$1,000.00 of taxable property.
8. To pay county police; **NO LEVY**
9. To support indigent individuals; **NO LEVY**
10. To pay agricultural and home demonstration agents; 0.07 mills or **\$0.07** per \$1,000.00 of taxable property.
11. To provide for payment of old-age assistance to aged persons in need, and for the payment of assistance to needy blind, and to dependent children and other welfare benefits, all as provided by the constitution and laws of Georgia; 0.01 mills or **\$0.01** per \$1,000.00 of taxable property.
12. To provide for fire protection for forest lands and for the further conservation of natural resources; 0.01 mills or **\$0.01** per \$1,000.00 of taxable property.
13. To provide medical or other care, and hospitalization, for the indigent sick people of the County; **NO LEVY**
14. To acquire, improve and maintain airports, public parks, and public libraries; 0.90 mills or **\$0.90** per \$1,000.00 of taxable property.
15. To provide for worker's compensation and retirement of pension funds for officers and employees; 0.89 mills or **\$0.89** per \$1,000.00 or taxable property.
16. To provide reasonable reserves for public improvements as may be fixed by law; **NO LEVY**
17. To pay pensions and other benefits and costs under a teacher retirement system or systems; **NO LEVY**
19. To provide for ambulance services within the county; **NO LEVY**
20. To provide for financial assistance to county or joint county and municipal development authorities for the purpose of developing trade, commerce, industry, and employment opportunities; .04 mills or **\$0.04** per \$1,000 of taxable property.
25. To provide services and systems for fire protection for Fire Protection District "A"; 3.61 mills or **\$3.61** per \$1,000.00 upon the taxable property in such fire district.

**BE IT FURTHER RESOLVED** that on recommendation of the Board of Education of Griffin-Spalding County School System, the following rates of taxation be likewise levied and collected, and when collected that the same be paid to the Board of Education of said County, as provided by law, to-wit:

3. For education purposes, as provided by the Constitution and laws of Georgia; 18.20 mills or **\$18.20** per \$1,000.00 of taxable property.

**BE IT FURTHER RESOLVED** that this order be spread upon the minutes and that the same be advertised and posted in accordance with Section 48-5-232 of the Official Code of Georgia Annotated (1982) and the pertinent laws of Georgia.

This the 21<sup>st</sup> day of August, 2017.

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Bart Miller, Jr., Chairman

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Raymond T. Ray, Jr., Vice Chairman

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Rita C. Johnson, Commissioner



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Gwen Flowers-Taylor, Commissioner

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Donald F. Hawbaker, Commissioner

***Motion/Second by Hawbaker/Johnson to approve 2017 Tax Levy as presented. Motion carried unanimously by all.***

7. Consider approval of agency contract with the City of Orchard Hill for Fire Protection Services for the period October 1, 2017 to October 1, 2018.

Mr. Mosley stated that this is the annual contract for fire protection services with the City of Orchard Hill. The contract amount is \$36,157 which will be paid in monthly increments of \$3,013.12 per month. We have budgeted this amount into the Fire District fund in this years' FY18 Budget. Staff recommends approval

#### **AGENCY CONTRACT FOR FIRE PROTECTION SERVICES**

**STATE OF Georgia  
COUNTY OF Spalding**

**THIS AGREEMENT** made and entered into on this the first day of October 2017, by and between the City of Orchard Hill, hereinafter sometimes referred to as the "Municipality", a municipal corporation of the State of Georgia, and the "COUNTY OF SPALDING", hereinafter sometimes referred to as the "County" a political subdivision of the State of Georgia,

#### **W I T N E S S E T H:**

THAT WHEREAS, the Municipality now deems it in the best interest of the City of Orchard Hill and its citizens for the Municipality to furnish fire protection services in the exercises of a governmental function of the Municipality, and has requested the County to aid and assist it in furnishing such fire protection services within the corporate limits of the Municipality; and

WHEREAS, the County has now established a Fire Protection District comprising all of the unincorporated area of Spalding County and is presently furnishing fire protection services for such Fire Protection District and is willing to serve as an agent of the Municipality in providing the equipment, personnel and supplies for furnishing such fire protection services within the corporate limits of the Municipality for the consideration hereinafter set out; and

WHEREAS, the County deems it in the best interest of both parties hereto to enter into the within agency contract;

NOW, THEREFORE, for and in consideration of the premises and the respective benefits to be derived by each party hereto and in consideration of the covenants and agreements hereinafter set forth and payments of money by the Municipality to the County, as hereinafter set out, it is hereby mutually understood and agreed by and between the parties hereto, as follows:

-1-

Beginning at 12:00 o'clock Noon on October 1, 2017, the County shall serve as an agent of the Municipality in providing fire protection services within the fire district of the Municipality, being within the corporate limits of the Municipality, for a term of twelve (12) months ending at 12:00 o'clock Noon on October 1, 2018, which such fire protection services furnished hereunder shall be comparable to the fire protection services that the County is now furnishing its aforesaid Fire Protection District, being the unincorporated area of Spalding County, and all such services furnished hereunder shall be done and furnished by the County as the agent of the Municipality, who shall be the principal furnishing such fire protection services to the people and property, residing and located, within the corporate limits of the

Municipality in the Municipality's exercises of a governmental function, and not a ministerial function, and at no time shall the County be acting hereunder in the capacity or role of an independent contractor.

-2-

During the term of the within contract the Municipality shall pay the County the sum of Three Thousand, Thirteen Dollars and Twelve Cents (\$3,013.12) per month for providing such fire protection services, which sum shall be due and payable by the Municipality to the County on the 10th day of each calendar month, beginning October 10, 2017, and continuing in monthly succession thereafter on the 10th day of each successive month with the last such payment being due and payable on September 10, 2018, or until this contract is sooner terminated as hereinafter provided.

-3-

Time is of the essence of this contract and each of its provisions.

-4-

Notwithstanding anything herein contained to the contrary the within agreement may be terminated by either party hereto on the first day of any calendar month during the aforesaid twelve month term by giving notice in writing of such termination to the other party hereto at least thirty days in advance of the designated date of such termination, and thereafter this contract shall be terminated and neither party hereto shall be obligated to furnish fire protection services to the other party hereto, and no further monthly payments shall become due and payable thereafter by the Municipality.

-5-

Any notice contemplated or required by this contract shall be deemed effectively given when mailed by United States registered or certified mail, with the required postage prepaid, and addressed as follows:

If to the Municipality, address to:

City of Orchard Hill  
P. O. Box 448  
Orchard Hill, Georgia 30266

If to the County, address to:

County of Spalding  
P. O. Box 1087  
Griffin, Georgia 30224-1087

The parties hereto have respectively caused the within agreement to be duly executed in duplicate originals by and through their authorized officers and under their respective hands and seals on the day and year first above written.

CITY OF ORCHARD HILL  
(Seal of Municipality affixed hereto)

By: \_\_\_\_\_  
As Mayor of its Board of Councilmen

Attest: \_\_\_\_\_  
As Clerk of said Board

COUNTY OF SPALDING  
(Seal of County affixed hereto)

By: \_\_\_\_\_  
As Chairman of its Board of Commissioners

Attest: \_\_\_\_\_  
As Clerk of said Board

***Motion/Second Ray/Hawbaker to approve the agency contract with the City of Orchard Hill for Fire Protection Services for the period October 1, 2017 to October 1, 2018. Motion carried unanimously by all.***

8. Consider approval of agency contract with the City of Sunny Side for Fire Protection Services for the period October 1, 2017 to October 1, 2018. Staff recommends approval

Mr. Mosley stated that this is the annual contract for fire protection services with the City of Sunny Side. The contract amount is \$17,532.40 which will be paid in monthly increments of \$1,461.03 per month. We have budgeted this amount into the Fire District fund in this years' FY18 Budget. County staff recommends approval.

#### **AGENCY CONTRACT FOR FIRE PROTECTION SERVICES**

**STATE OF Georgia  
COUNTY OF Spalding**

**THIS AGREEMENT** made and entered into on this the first day of October, 2017 by and between the City of Sunny Side, hereafter sometimes referred to as the "Municipality", a municipal corporation of the State of Georgia, and the "COUNTY OF Spalding", hereinafter sometimes referred to as the "County" a political subdivision of the State of Georgia,

#### **W I T N E S S E T H:**

THAT WHEREAS, the Municipality now deems it in the best interest of the City of Sunny Side and its citizens for the Municipality to furnish fire protection services in the exercises of a governmental function of the Municipality, and has requested the County to aid and assist it in furnishing such fire protection services within the corporate limits of the Municipality; and

WHEREAS, the County has now established a Fire Protection District comprising all of the unincorporated area of Spalding County and is presently furnishing fire protection services for such Fire Protection District and is willing to serve as an agent of the Municipality in providing the equipment, personnel and supplies for furnishing such fire protection services within the corporate limits of the Municipality for the consideration hereinafter set out; and

WHEREAS, the County deems it in the best interest of both parties hereto to enter into the within agency contract;

NOW, THEREFORE, for and in consideration of the premises and the respective benefits to be derived by each party hereto and in consideration of the covenants and agreements hereinafter set forth and payments of money by the Municipality to the County, as hereinafter set out, it is hereby mutually understood and agreed by and between the parties hereto, as follows:

-1-

Beginning at 12:00 o'clock Noon on October 1, 2017 the County shall serve as an agent of the Municipality in providing fire protection services within the fire district of the Municipality, being within the corporate limits of the Municipality, for a term of twelve (12) months ending at 12:00 o'clock Noon on October 1, 2018 which such fire protection services furnished hereunder shall be comparable to the fire protection services that the County is now furnishing its aforesaid Fire Protection District, being the unincorporated area of Spalding County, and all such services furnished hereunder shall be done and furnished by the County as the agent of the Municipality, who shall be the principal furnishing such fire protection services to the people and property, residing and located, within the corporate limits of the Municipality in the Municipality's exercises of a governmental function, and not a ministerial function, and at no time shall the County be acting hereunder in the capacity or role of an independent contractor.

-2-

During the term of the within contract the Municipality shall pay the County the sum of One Thousand Four Hundred and Sixty One Dollars and Three Cents (\$1,461.03) per month for providing such fire

protection services, which sum shall be due and payable by the Municipality to the County on the 10th day of each calendar month, beginning October 10, 2017, and continuing in monthly succession thereafter on the 10th day of each successive month with the last such payment being due and payable on September 10, 2018, or until this contract is sooner terminated as hereinafter provided.

-3-

Time is of the essence of this contract and each of its provisions.

-4-

Notwithstanding anything herein contained to the contrary the within agreement may be terminated by either party hereto on the first day of any calendar month during the aforesaid twelve month term by giving notice in writing of such termination to the other party hereto at least thirty days in advance of the designated date of such termination, and thereafter this contract shall be terminated and neither party hereto shall be obligated to furnish fire protection services to the other party hereto, and no further monthly payments shall become due and payable thereafter by the Municipality.

-5-

Any notice contemplated or required by this contract shall be deemed effectively given when mailed by United States registered or certified mail, with the required postage prepaid, and addressed as follows:

If to the Municipality, address to:

City of Sunny Side  
P. O. Box 100  
Sunny Side, Georgia 30284

If to the County, address to:

County of Spalding  
P. O. Box 1087  
Griffin, Georgia 30224-1087

The parties hereto have respectively caused the within agreement to be duly executed in duplicate originals by and through their authorized officers and under their respective hands and seals on the day and year first above written.

CITY OF SUNNY SIDE  
(Seal of Municipality affixed hereto)

By: \_\_\_\_\_  
As Mayor of its Board of Councilmen

Attest: \_\_\_\_\_  
As Clerk of said Board

COUNTY OF SPALDING  
(Seal of County affixed hereto)

By: \_\_\_\_\_  
As Chairman of its Board of Commissioners

Attest: \_\_\_\_\_  
As Clerk of said Board

***Motion/Second by Hawbaker/Johnson to approve the agency contract with the City of Sunny Side for Fire Protection Services for the period October 1, 2017 to October 1, 2018. Motion carried unanimously by all.***

9. Consider request to surplus used vehicles and equipment in preparation for

disposal at a public auction.

Mr. Mosley stated that a couple years ago, we held a live auction at the Public Works Department and were able to sell quite a bit of surplus equipment. Since that time we have gathered more inventory with the rollover of patrol cars and new vehicles in Public Works, Parks & Rec and the Fire Department. Our intention is to auction off these vehicles and this equipment in a surplus auction.

Mr. Mosley added that another item that has created a lot of surplus is the recent purchase of new radios that were approved in the FY2018 budget, we have approximately 292 radios and accessories that we also hope to surplus to the highest bidder.

The first thing that needs to be done is to deem the items as surplus and he will come back before the Board, probably at the next meeting to contract with a company to conduct the surplus auction.

***Motion/Second by Ray/Johnson the request to surplus used vehicles and equipment in preparation for disposal at a public auction. Motion carried unanimously by all.***

## **XI. REPORT OF COUNTY MANAGER**

- Mr. Mosley stated that T.J. Imberger and Kelly Leger would like to hold a ground breaking for Fairmont Park projects and have suggested Thursday, August 31<sup>st</sup>, in the morning or Friday, September 1<sup>st</sup>, at 10:00 a.m. They want the work that is being done to be celebrated and would like to schedule a groundbreaking ceremony to highlight the work that is being done. Consensus of the Board is to hold the ground breaking ceremony for Fairmont Park on Friday, September 1<sup>st</sup> at 10:00 a.m.
- Mr. Mosley then stated we would like to schedule a Ribbon Cutting for the Pickleball Complex. Two tentative dates would be Thursday, September 7<sup>th</sup>, in the afternoon or Friday, September 8<sup>th</sup>, in the morning. Consensus of the board is to hold the ribbon cutting for Friday, September 8<sup>th</sup>, at 10:00 a.m.
- Mr. Mosley stated that Commissioner Hawbaker had mentioned the possibility of creating a TSPLOST webpage. He provided some examples from other counties. Ms. Gibson has worked on the webpage, we will send this information out to everyone to see what you think about it. If we need to make some tweaks, we can.
- Also, Parks and Recreation is developing a TSPLOST PowerPoint for use when we begin to present TSPLOST to the residents of Spalding County. The first draft has been completed and he has made some revisions and he will forward this to the Board as soon as the revisions are complete for comments.
- The Georgia Department of Corrections have pulled back some of their inmates this week due to the eclipse, today all of the inmates had to be back at the CI by noon. Additionally, the Georgia Department of Corrections will be rerouting some of the mobile construction work crews to complete a project at GEMA headquarters in Atlanta which may affect their returning to Spalding County.
- Last week he had the opportunity to visit the Youth Committee for Three Rivers Regional Commission. We are partnering with this group to bring in some of the young people to get work experience at the County. The Board approved a Workforce Development Project Manager position that will be serving in Parks and Recreation once it is filled. The program is still growing and currently Spalding County is utilizing the services more than most of the other counties.

This program is designed to get more young people into the workforce, they are

integrated with Southern Crescent and they are getting work experience and education through this program.

- Through the media, you have probably heard about the County Inn & Suites. Due to multiple code violations we felt it was in the best interest of the community to shut them down. Saturday at 6 p.m. we closed the doors on that facility and until we can get the facility up to code we will keep them closed.

They will be required to go through Community Development and get permits for electrical which is most of the issues. They will also be required to work with the Fire Department and the Health Department before a Certificate of Occupancy will be issued so they can open the hotel up for business.

He commended Harold Williams, Spalding County Fire Marshall, who did an amazing job in inspecting and documenting this closure. This was a good example of cooperation between all of the entities; Sheriff's Office, Fire Department, Community Development and the City of Griffin.

- He expressed his appreciation to T.J. Imberger for his willingness to take on his new role. He has not wasted a moment, he has blazed forward and is doing a really great job.

## **XII. REPORT OF COMMISSIONERS**

### Commissioner Donald Hawbaker:

- Stated that he hopes the conditions mentioned by Ms. Dorsey during citizens comment regarding Locust Grove Road can be monitored and we may want to consider lowering the speed limit on that road from 45 to 35 m.p.h.
- He would like to know who in the Tomachichi-Chehaw neighborhood is discharging weapons. He asked Mr. Wilcher to provide us with more information if he could.
- He wanted to give a "attaboy" to T.J., he is glad that we have him in the position. He is also grateful for Tim Crane's stewardship of the position during his time as Interim Public Works Director.

### Commissioner Raymond Ray:

- He asked that a work order be entered requesting that the Sheriff evaluate Locust Grove Road and make a recommendation regarding reducing the speed limit on that road.
- He agrees with Commissioner Hawbaker, if we can get that address in the Tomachichi-Chehaw neighborhood we should be able to do something and we will go from there. We have already had complaints regarding the Noise Ordinance and that is under review at this time. There are a lot of State laws that encompass this type of behavior.
- He congratulated all who helped with the motel issue. That was not an easy thing to do when you take a business that pays taxes in town and close them because they are not maintaining standards in accordance with the ordinance to facilitate the safety of the visitors to our community.

It will not do us any good to build a great pickleball and sports complex like we have been doing to bring tourist into town if our motels run them off. He wanted the citizens to know that the owner of that facility was given ample notice and opportunity to fix the violations and he did not address the items as he should have. He thanked everyone involved.

### Commissioner Rita Johnson:

- She agreed with everything that Commissioner Ray said with regard to the hotel. We are having groundbreakings and celebrating the facilities that we are working to bring to Spalding County. We want to make sure that the people who are here

spending their money have a “top notch” place to sleep while they are here..

- This is the last meeting that we will be having in this facility. If you haven’t had a chance already, please drop by and see the renovations at the Annex. She thanked Kenny Smith and the City of Griffin for allowing us to use this facility during renovations of our Meeting Room.

Chairman Bart Miller:

- He agreed with everything that has been said about the closing of the motel. He stated he had heard complaints and he wanted to thank all who were involved in this action.
- Commissioner Miller asked that Ms. Dorsey consult with her neighbors regarding her request for reducing the speed limit, because even though a lower speed may benefit her situation, the remaining neighbors may not want the speed reduced. If she could get a petition signed by her neighbors making them aware of her request and agreeing to reduce the speed on that road it would be helpful.

### **XIII. CLOSED SESSION**

County Zoning Attorney requests an Executive Session 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).

***Motion/Second by Ray/Johnson to enter into Executive Session at 6:40 p.m. 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). Motion carried unanimously by all.***

***Motion/Second by Ray/Johnson to close the Executive Session at 7:35 p.m. Motion carried unanimously by all.***

***Motion/Second by Johnson/Hawbaker to resume the Extraordinary Session. Motion carried unanimously by all.***

Chairman Miller presented flowers to Kathy Gibson, Executive Secretary, to say thank you for everything that she does for the Board especially over the last year. She has carried out her duties despite the other things going on in her life and they wanted to say thank you for everything she has done.

### **XIV. ADJOURNMENT**

***Motion/Second by Ray/Johnson to adjourn the meeting at 7:40 p.m. Motion carried unanimously by all.***

/s/\_\_\_\_\_  
Bart Miller, Chairman

/s/\_\_\_\_\_  
William P. Wilson, Jr., Clerk



## MINUTES

**The Spalding County Board of Commissioners held a Zoning Public Hearing at One Griffin Center, Solomon Street Entrance, W. Elmer George Municipal Hall, on Thursday, August 24, 2017, beginning at 6:00 p.m. with Chairman Bart Miller presiding, Commissioners Raymond Ray, Gwen Flowers-Taylor and Donald Hawbaker were present. Commissioner Rita Johnson was absent from the meeting. Also present were County Manager, William Wilson, Assistant County Manager, Eric Mosley, Zoning Attorney, Newton Galloway, Community Development Director, Chad Jacobs and Executive Secretary, Kathy Gibson, to record the minutes.**

### **A. Call to Order** by Chairman Bart Miller.

Note: 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 and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. 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.

### **B. New Business:**

Newton Galloway, Zoning Attorney, advised that we will need a motion to consolidate the two items on the agenda for hearing and then the items will need to be voted on separately.

***Motion/Second by Hawbaker/Flowers-Taylor to consolidate the two applications for the purpose of discussion. Motion carried unanimously by all.***

- 1. Application #17-04Z:** Terry Dunn, Owner - Alex Scott, Agent - 3616 Fayetteville Road (19.5 acres located in Land Lot 8 of the 3rd Land District) - requesting a rezoning from AR-1 Agricultural and Residential, R-2 Single Family Residential and C-1A Neighborhood Commercial, to C-1 Highway Commercial.

Mr. Jacobs stated that he would defer to the end and let the applicants and those who have signed up to speak, present first then he will give the staff report and answer any questions following those presentations.

Mr. Wilson stated that there are three people who have signed up to speak in favor of these Applications and two to speak against.

Mr. Terry Dunn, 208 Sylvan Lane. Mr. Dunn proceeded to cover the history of the Math Fields property going back to 1955. Mr. Dunn then referred to a soil conservation aerial map of the property from 1955 there was a working commercial sawmill located on this property, there was no reservoir and SR92 was a dirt road. There are no houses in the immediate area. The houses were built in the immediate area due to an undocumented R-2 and A-2(1) rezoning in the early 1970's without notification to his grandfather of that rezoning. This was done to the property without due process as Dunn's Sawmill and Dunn's Tree Service were non-residential commercial businesses. Despite best efforts there is no record that can be found as to who requested the rezoning, the year, or under whose authority the zoning was changed.

Mr. Dunn stated that this odd shaped piece of land has been treated like a "red headed stepchild for a number of years." Please note that this land was cleared in 1938 by his grandfather. In the 1940's, 50's, 60's and early 70's, Dunn's sawmill was one of the biggest milling operations in the west central Georgia area. The land was passed by his grandfather to his son, Bobby Dunn, who started a tree business there in 1961 and he then passed it on to his son, Terry Dunn. Sadly, the land has been treated as if it were never developed and as a result that systematic process continues to this day, making this land, in the words of Spalding County's own Zoning Lawyer, Newton Galloway, as "very hard to sell to anyone" and useless to Mr. Dunn at this point in his life.

Mr. Dunn advised that his grandfather sold approximately 80 acres to the City

of Griffin for construction of the Heads Creek reservoir in 1961 even though he did not want to do this, he did it for the good of the community. Two different reconstructions of the Heads Creek Bridge, led directly to his grandfather losing road frontage for the property. Many of the homes built in Spalding County in the 40's, 50's and 60's were built from lumber milled by his grandfather. When he thinks of his grandfather's sawmill literally building this County and his sacrificing land so that Griffin could have an abundant supply of water, he's sure his grandfather is rolling over in his grave watching his grandson having to struggle to sell the property for a project that will benefit all and harm none.

Mr. Dunn then stated that one of the reasons for not recommending approval of this zoning was the request would institute spot zoning. He added that by voting to approve the property on the future land use map, the Board of Commissioners rejected spot zoning. The request is of no detriment to the immediate neighborhood or adjacent properties, plus it advances a general public purpose in land use by giving Spalding County Citizens and our law enforcement officers a professional gun safety and technical training facility right here in this County; therefore, this project advances a legitimate public purpose. Also, this property has been commercially developed, non-residential since 1938 and proven to be so since 1955 per the old soil conservation aerial map.

He then showed a map of the American Heritage indoor shooting range. There are residents all around that range, there is a school within 1100 feet, there is construction going on across the street and to the right of the range.

The timer indicated that Mr. Dunn had spoken for 3 minutes.

Heather Scott, 109 Cedar Point, Peachtree City, Georgia – Stated that she would give her 3 minutes to Mr. Dunn so that he could continue.

Mr. Dunn stated that he is concerned that the instructions given by the Board of Commissioners was not carried out the way the Board envisioned by the Planning Commission meeting on July 25<sup>th</sup>. In said meeting, the Commission did not consider the property as being zoned commercial on the future land use map and cited "spot zoning" as the reason to deny. Even though the Board of Commissioners had voted "spot zoning" had been rejected. He was further confused as to why there were two different votes, one vote that reviewed the request in the same manner as in the prior Planning Commission meeting and the other to deny whether to recommend conditions.

Clearly, this wasn't fair to our cause and in his defense, Mr. Jacobs was not present at the Board of Commissioners meeting on July 25<sup>th</sup>, as Mr. Galloway filled in for him. Then Mr. Galloway wasn't at the Planning Commission Meeting and Mr. Jacobs was. This is why he is concerned regarding a breakdown in communication. As a layman, he believes that the Board of Commissioners' instructions were clear, "review the new circumstance of the property being zoned commercial on the future land use map and come up with enforceable conditions for approval." He heard no instruction from the Board of Commissioners as to the review of the request under the same circumstances as done the previous time with this Commission two months earlier.

Mr. Dunn stated that regarding their petition, the staff report stated that the training center and indoor gun range could have an adverse effect on the neighborhood. In the interest of public welfare, he has submitted a petition of support. He stated that during the process of getting people to sign this petition, in the Math Fields immediate area, he spent anywhere from 15 minutes to an hour with each person explaining exactly what will be taking place, if the project is approved by the Board of Commissioners. Over six days and a total of 28 hours, he found there was overwhelming support for this project (93 for and 3 against). You have been given a copy of that petition which states neighborhood residents see no adverse effect.

Mr. Dunn added that the petition submitted by the individual against this project only held 24 signatures, but now 21 of the people who signed the original petition, have signed his petition unanimously stating that they were led to believe it was going to be an outdoor gun range. Ms. Wallace even admitted that fact in the last planning commission meeting. You were also presented a copy of her petition as proof of said facts. He believes it is quite evident that the residents of this neighborhood want this project approved.

Mr. Dunn stated that he has presented pictures and documented evidence to

prove that this is undeveloped non-residential property not a parcel of undeveloped virgin land. The residents in the neighborhood have spoken very loudly, per his petition, for support of this project. Many of them were surprisingly educated about the self-containment of noise, fumes and lead as far as an indoor gun range is concerned. Please also consider the circumstances that there is no documented evidence of due process of, or exactly under whose authority the property was rezoned in the early 1970's. He would hope that the situation with Full Blown Firearms will not be involved in your decision as it is in no way the same situation. The difference between an outdoor gun range and an indoor one is like comparing night to day.

Alex Scott, 109 Cedar Point, Peachtree City, Ga. stated that he is the applicant on this request. He advised that they had proposed some conditions, which were expressed at the last meeting. The proposed conditions were put in specifically because he has been involved in this process for over a year. He has been to every meeting as it relates to Full Blown Firearms. He has listened to what the issues were and he included those in the conditions presented to the Board. We are very much wanting to be a part of this community. He stated that his group is trying to do the right thing, they met with Mr. Jacobs, and any concerns that arose have been addressed. He stated that he realizes that Full Blown Firearms has created an issue in the County. It is a very negative feel that he gets from that, but they are not Full Blown Firearms.

Mr. Scott stated that it is his understanding that the County has come up with additional conditions and he will stop at this point, but would like to reserve the right to come back and address the conditions that will be presented at some point this evening.

Mr. Wilson advised that there are two individuals to speak against this action.

Ms. Faith Wallace, 3672 Fayetteville Road, Griffin, Ga. Ms. Wallace stated that Math Field is surrounded completely by the reservoir, residential areas and a church. She stated this is considered "spot zoning" and she does not wish it to be zoned commercial because it will devalue their property and make it harder to sale.

Ms. Wallace then expressed her concern regarding the traffic in the area. She advised that she has had four accidents wind up in her front yard which is directly across the street from Sydney Road and she is concerned that the indoor gun range will increase the amount of traffic on this already dangerous road.

Marie Clark, 3655 Fayetteville Road, Griffin, Ga. Ms. Clark stated that she has lived at this address for the past 41 years and is within walking distance of Math field. She stated that the land has been in her family since 1945, the street being named Gibson Street for her uncle. Doreen Estates was named after a member of her family.

She stated that if you are wondering why she is standing here alone, where the other people may be, the neighbor on one side of her passed away and they have been unable to sell the house because it is on a busy highway. The neighbor on the right married and moved. The neighbor directly across from the Math Field driveway has a legally blind grandchild and a sick daughter and she couldn't come. She has to stand here alone to represent these people.

Ms. Clark further stated that her concern is not the guns, it is the additional traffic that would be generated by this type of business. We have had more than one death on Hwy 92 right there at my home and she had a serious wreck herself with her mother. There is a fire station whose trucks use this highway, school buses travel this road twice a day along with law enforcement and ambulances. She stated she is not against guns, her husband was Sgt. Clay Clark, he taught her gun safety. After his retirement, he directed traffic for many accidents until help arrived and he stayed until it was safe. She stated that they have enough trouble getting out of their driveway now, bringing in additional traffic for a business of this type will only make things worse.

Chad Jacobs, Community Development Director, stated that the items before the Board this evening is a zoning request from R2-AR1, C1(a) with a condition of a restaurant to C1 on 19 ½ acres. That rezoning is necessary to get to the special exception request which covers the indoor shooting range component. Staff still recommends denial on both of these applications. The rezoning would constitute a clear "spot zoning" of these 19 ½ acres and obviously

denying of the rezoning would make the special exception portion moot.

Mr. Jacobs stated that the approval of the FLUM in June has complicated the matter and it has placed staff in uncharted territory. In considering the approval of the FLUM, he felt it prudent from a staff position, that they stayed the course on it, because in his professional opinion, he feels it is still a clear “spot zoning” just from a zoning standpoint. Before, the request wasn’t consistent with the FLUM, but now it presents an issue that we have to deal with.

Mr. Jacobs stated that the Planning Commission at their last meeting struggled with this issue as well; however, after discussion they did recommend a denial by a vote of 3-2. In May, they had recommended denial by a vote of 4-1. The Board of Appeals, at their last meeting recommended approval of the special exception portion by a vote of 3-0 and in June the Board of Appeals had recommended denial of the special exception request by a vote of 3-1.

Commissioner Flowers-Taylor asked for a definition of “spot zoning.”

Mr. Jacobs stated that when there is a use that is completely different from the use of properties surrounding the parcel in question. In this instance, where you have predominantly agricultural/residential and R2 zoning and this is a 19 ½ acre tract that would change over to commercial, that would be in the middle of that would constitute a “spot zone.”

Commissioner Flowers-Taylor then asked the size of the piece of commercial property currently on that parcel.

Mr. Jacobs stated he was unsure, that zoning was done back in 2005, and in 2005 staff argued against that for the same reason. Currently, the commercial zoning is the footprint of the building and that of the parking area.

Commissioner Hawbaker asked what uses were permitted by C1(a) zoning.

Mr. Jacobs stated that C1(a) is a neighborhood commercial type use, so it is a very “watered down” version of a C1. That is really intended to service a small area, a neighborhood area, generally walkable in nature. A small foods store and is more common in the more dense areas of the County.

Mr. Galloway stated that earlier today the Chairman had requested that if zoning and special exception were approved, what conditions would be appropriate on the property. As the Board is aware, neither Mr. Jacobs nor I have expertise with the development of gun ranges. So we contacted Lorin Kramer whose firm we have used to review FBF and what you have before you are the conditions that he recommended because they also have expertise in development of indoor and outdoor facilities.

The rezoning shall be tied to the use proposed in the Application, to the exclusion of all others

Recommended zoning and special exception conditions:

1. Applicant shall comply with all applicable Federal, State and County statutes, laws, ordinances or codes, including but limited to:
  - a. building codes,
  - b. fire codes,
  - c. U.S. Department of Labor Occupational Safety and Health Administration (OSHA) regulations,
  - d. U.S. Environmental Protection Agency (EPA) regulations,
  - e. Georgia Department of Natural Resources Environmental Protection Division (EPD) regulations.
2. Exterior walls from 24 inches behind the firing line, downrange to 12 inches past the bullet trap system, shall be of a design that is impenetrable to the ammunition fired in the facility. 8 inch fully grouted concrete masonry units or 6 inch concrete are acceptable for this bullet resistance.
3. Floor system throughout the firing range enclosure shall be of a design that is impenetrable to the ammunition fired in the facility.
4. Ceiling system shall be of a design that is impenetrable to the ammunition fired in the facility between any point vertically above the firing line, from 12 inches above the firing line to the underside of the safety ceiling system,

and downrange. Safety ceiling system shall also extend a minimum of 24 inches behind a line extended vertically above the firing line. Safety/baffle ceiling system shall be manufactured and certified to stop all ammunition fired in the facility.

5. Bullet trap system shall be manufactured and certified to stop and contain all ammunition fired in the facility.
6. Shooting stalls, if present, shall be of a design that is impenetrable to the ammunition fired in the facility.
7. Applicant shall prepare shooting range rules, including safe gun handling rules. Rules shall be prominently posted at the facility.
8. Shooting range enclosure ventilation system shall be a separate system from the remaining building. This system shall meet the requirements of the International Mechanical Code and NIOSH recommendations. Maintenance of this ventilation system shall be in accordance with manufacturer's guidance, OSHA regulations and EPA regulations.
9. Uncovered containers of spent bullets, bullet fragments, cartridge cases or debris from shooting range maintenance shall not be stored outdoors.
10. Eye and hearing protection shall be required within the shooting range enclosure whenever firing is conducted. OSHA compliant signs shall be posted requiring eye protection and hearing protection.
11. No outdoor shooting of any kind, regardless of whether said shooting is connected to the commercial use of the property, shall be allowed, permitted, or conducted on the property at any time under any conditions.
12. The business is to maintain at least a \$2,000,000 commercial liability policy.
13. The above-listed conditions of approval shall be tied to the current applicant and not transferrable to any future property owners.

Mr. Galloway advised that conditions 1-12 are from Mr. Kramer, condition 13 is paraphrased from the condition proposed by Mr. Scott that prior to placing property of the market they would apply for rezoning. Condition 14 says that it is tied to this particular use under C1. The problem there being that as with C1(a) now existing on part of the tract, any use that can fit on the property within C1(a) can be located there. The condition on C1(a) is restaurant and anyone who wanted to open something other than a restaurant would have to apply to change the condition. That condition was imposed because the applicant was confronted, as Mr. Jacobs stated, with the same recommendation to deny because the concern was it would be a "spot zoning." If this were to be approved, then the recommendation would that it be conditioned on the proposed use in the application which would be an indoor range.

Mr. Galloway then advised that the Board could deny the application, approve the application, or approve the application with conditions, but what you have in front of you are the proposed conditions should you make the decision to approve, the purpose of which would be to reduce the impact to surrounding properties and make certain that the use is tied to an indoor gun range. Also, understand that there are also uses in AR1 that can go there besides a house.

Mr. Jacobs stated that he agrees with Mr. Dunn, this is a difficult property and he reiterates what Mr. Scott said in his statements, it has been a pleasure to work with these individuals; however, he indicated to them at the beginning of this long process that this is a difficult piece of property. That fact is not lost on staff at all. The concern isn't with the indoor range at all it is from a zoning manual standpoint.

Mr. Galloway stated that if the vote tonight is to deny these requests, he would urge the Board to go back and relook at the motion to approve the Future Land Use Amendment because if the Future Land Use designation of commercial remains out there, then that will impact other applications that you will see coming through. If your vote tonight is to approve, he feels that Mr. Cramer has given a professional statement on appropriate conditions on the use as can be done.

Commissioner Hawbaker asked if the applicant had received a copy of these conditions.

Mr. Galloway advised that he had received instruction from the Chairman through Mr. Wilson this afternoon at about noon and we have worked this

afternoon to get them together and they were provided to Mr. Scott prior to the meeting and that is the first opportunity he had to see them.

Alex Scott stated that they had reviewed the conditions presented to them at the beginning of the meeting and they have no issue with the conditions at all. He stated that #13 is a paraphrase of what he had previously stated, the above conditions are tied to the applicant, but he is part of a group and he would like to extend that condition to the entire group. The group as a whole is good with the conditions.

Mr. Galloway stated that should the Board decide to approve, the conditions as set forth are considered appropriate standards for this use as an indoor range.

Chairman Miller asked if indoor ranges were structured through the NRA Source Book.

Mr. Galloway stated that the NRA Source Book dealing with indoor facilities is not as authoritative as their documentation and guidelines for outdoor ranges. So he cannot represent that these recommendations come from an NRA Source Book, he stated that he can represent that they come from Mr. Cramer's experience in developing ranges both indoor and outdoor and assessing what is appropriate for an indoor and outdoor range.

Mr. Scott advised that he has read the Source Book and it is a good guide. It is a little generalistic and the conditions are more specific. This is a step up and we are happy to exceed a minimum standard when it comes to safety.

Commissioner Flowers-Taylor stated that she looks at any piece of property as if it were her own property and if she had commercial property she would want to utilize it for the highest and best use. She stated that she did go to indoor ranges in Jonesboro and in Fayetteville and she was very impressed with them. In the restaurant area you could not hear any shooting, you couldn't hear it outside, it was like a regular business, which is what we want is businesses. She stated that she feels that this type of business will not be a detriment to the neighborhood.

***Motion/Second by Flowers-Taylor to approve Application #17-04Z: Terry Dunn, Owner - Alex Scott, Agent - 3616 Fayetteville Road (19.5 acres located in Land Lot 8 of the 3rd Land District) - requesting a rezoning from AR-1 Agricultural and Residential, R-2 Single Family Residential and C-1A Neighborhood Commercial, to C-1 Highway Commercial with the conditions as provided by Attorney Galloway during the meeting. Motion failed for lack of a second.***

***Motion/Second by Hawbaker to table, motion failed for lack of a second.***

***Motion/Second by Ray/Hawbaker to deny Application #17-04Z: Terry Dunn, Owner - Alex Scott, Agent - 3616 Fayetteville Road (19.5 acres located in Land Lot 8 of the 3rd Land District) - requesting a rezoning from AR-1 Agricultural and Residential, R-2 Single Family Residential and C-1A Neighborhood Commercial, to C-1 Highway Commercial.***

Commissioner Ray stated that he does not believe that any range of any type should be situated in a residential area. He stated that he respects Mr. Scott in his position, but there is no certification that this location can give to a law enforcement officer for training and he does not see where training in this facility would be of use to any law enforcement other than to come out for target practice.

Mr. Scott assured the Board that any time law enforcement comes out to this facility they will have a post certified instructor. Mr. Scott stated that in law enforcement you have to be a post certified instructor and that instructor, in turn, certifies their agency. So if Spalding County wants to utilize the facility, they will have their range person come out and that is who will actually conduct the certification. There is no certification of a range, it is just use of facility.

Commissioner Hawbaker stated that there is nothing more that he would

like to do than to see a new business come into the County, but he has learned from past experience that the County is much better served listening to our professionals and following their advice.

***No action taken due to a tied vote 2-2 (Ray/Hawbaker).***

***Mr. Galloway stated that this item of business will carry forward and be on the next agenda. A motion has to have a majority vote to pass.***

2. **Application #17-04S:** Terry Dunn, Owner - Alex Scott, Agent - 3616 Fayetteville Road (19.5 acres located in Land Lot 6 of the 3rd Land District) - requesting a Special Exception to allow indoor gun range in the C-1 District.

No need to vote on the Special Exception as the zoning application was not approved.

**C. Other Business:**

Mr. Jacobs stated that he wanted to give the Board a “heads-up.” You will all be contacted by the consultants at AMEC as we are nearing the end of the Comp Plan process and formalizing a final draft of the document. Ahead of that we will be holding an Open House session which will be the last public meeting, so the public can come in and view the plan essentially in the final draft before we transmit. We are looking to get approval to transmit on September 18<sup>th</sup> to send to DCA. Representatives from AMEC Foster Wheeler have offered to meet with the Board ahead of the Open House session so the Board will have the opportunity to review the plan with them and ask questions before it is in its’ final form.

**D. Adjournment**

***Motion/Second by Ray/Flowers-Taylor to adjourn the meeting at 6:50 p.m. Motion carried unanimously by all.***

/s/ \_\_\_\_\_  
Bart Miller, Chairman

/s/ \_\_\_\_\_  
William P. Wilson, Jr., Clerk



## SPALDING COUNTY BOARD OF COMMISSIONERS 20 Year Comprehensive Plan Update

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**Requesting Agency**

Office of Community Development

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**Requested Action**

Conduct public hearing for the 20 Year Comprehensive Plan update for Spalding County, City of Orchard Hill and City of Sunnyside.

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**Requirement for Board Action**

State Mandated.

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**Is this Item Goal Related?**

No

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**Summary and Background**

State law mandates a public hearing to be held for the 20 Year Comprehensive Plan update including a draft Capital Improvements Element prepared in accordance with the "Development Impact Fee Compliance Requirements" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

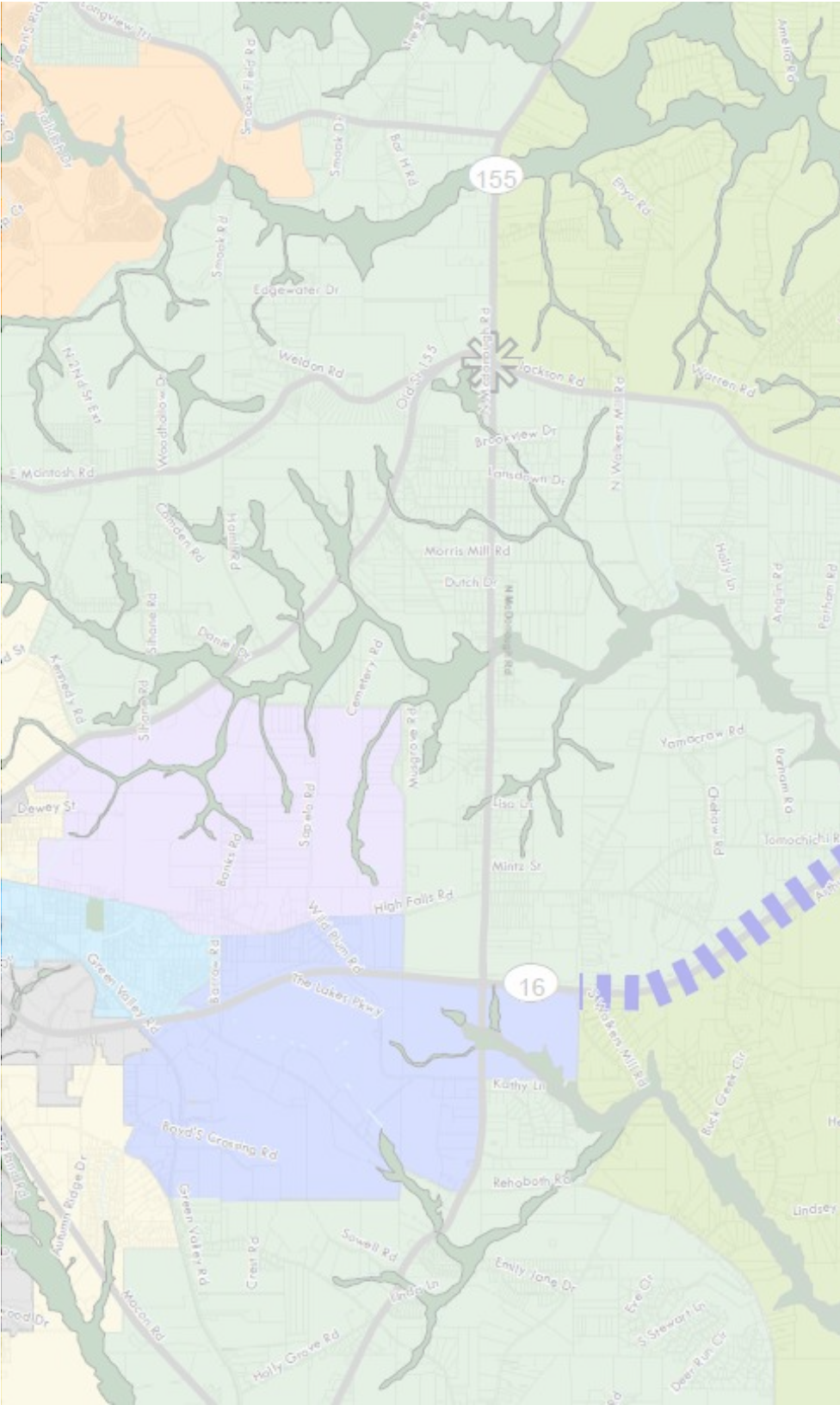
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# Spalding

COMPREHENSIVE PLAN UPDATE

## Spalding County Comprehensive Plan

Updated 2017

DRAFT: September 18, 2017

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# Spalding

COMPREHENSIVE PLAN UPDATE

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Consultant Team	Amec Foster Wheeler, Planners for Environmental Quality, Ross + Associates

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## Chapter 1. Executive Summary

Spalding County's Comprehensive Plan is a policy document that presents the community's primary goals for achieving its long-range vision for growth and development in the unincorporated portions of the county and in the municipalities of Sunny Side and Orchard Hill.

This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. The first section, **Plan Highlights**, provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** summarizes the steps and players involved in the plan's implementation.

### ■ Plan Highlights

Recognizing that unincorporated areas of Spalding County will continue to drive population growth in the county overall, this plan is intended to balance desired opportunities for economic development with residents' preference to maintain rural character in much of the county. This plan also acknowledges the need to plan in more specific detail for community revitalization/redevelopment, open space protection and natural connections (e.g. greenways) with recreation planning, strategic economic development, and transit opportunities.

The Community Vision, as described by detailed strategies in Chapter 3 and the Future Development Guide in Chapter 4, are summarized below by primary goals organized by three Vision Themes: *Social and Economic Development*, *Development Patterns* and *Resource Conservation*. These themes are intended to organize and represent citizens' ideas and concerns related to the topics of economic development, public facilities, community and housing revitalization, land use, natural resources, and historic resources.

#### **Social and Economic Development (SED) Goals**

SED Goal 1: Stimulate revitalization activities and redevelopment of blighted properties

SED Goal 2: Create employment opportunities and expand business diversity

SED Goal 3: Maintain high quality services for the citizens of Spalding County

#### **Resource Conservation (RC) Goals**

RC Goal 1: Protect water resources and water quality

RC Goal 2: Protect and promote Spalding County's history

#### **Development Patterns (DP) Goals**

DP Goal 1: Promote rural development patterns in Rural-designated areas and the protection of open space with new development

DP Goal 2: Create viable mixed-use activity centers

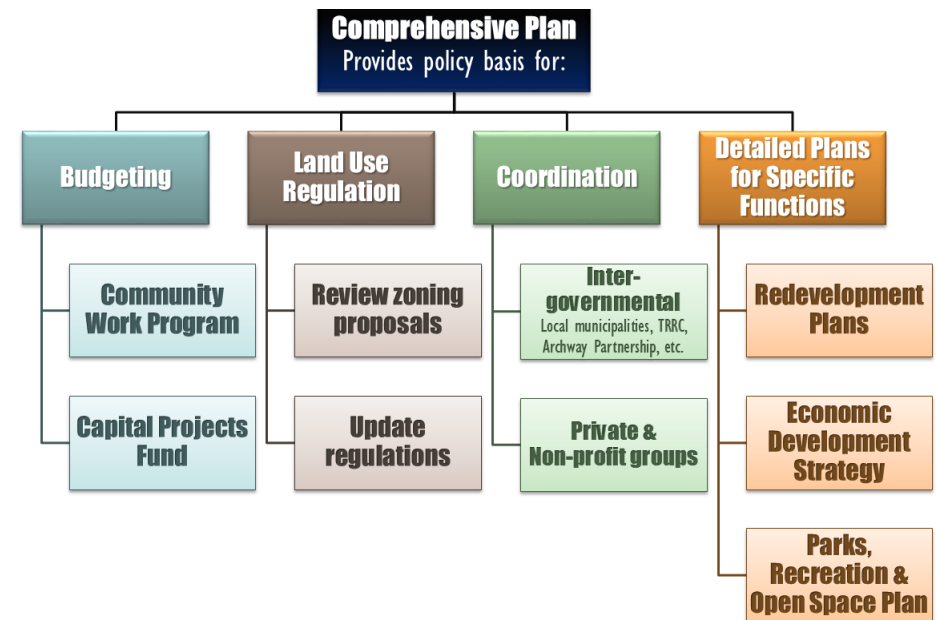
DP Goal 3: Improve community appearance

DP Goal 4: Improve multi-modal connectivity

## ■ Putting the Plan into Action

■ Adopting a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Spalding County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for specific functions
- Promotion and economic development



## Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A five-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

## Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating rezoning requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

## *Future Development Map*

The Future Development Guide (see Chapter 4) consists of the Future Development Map and Character Area Policy. The Future Development Map assigns a unique Character Area to each parcel in Spalding County. The Character Area Policy describes with text and illustrations the vision for growth and development for each Character Area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map.

## *Zoning and Subdivision Regulations*

Evaluation and adoption of changes to regulations that address land use and development is a common follow-up after adoption of a comprehensive plan. The purpose of any updates zoning and/or subdivision regulations is to ensure that local regulatory



tools support the implementation of the Future Development Map and specified goals in this plan.

### ***Public Service Delivery***

The County should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to provide infrastructure that supports targeted employment growth should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide).

### ***Coordination***

This plan provides the opportunity for the County, municipalities and other entities to view future needs from a common policy playbook. For example, private developers, utility providers, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision. In addition, coordination among the County and its municipalities, including Griffin, and with other local (public and private) entities can facilitate implementation of community goals.

### ***Detailed Plans for Specific Functions***

Functional plans address specific government services such as parks, recreation, and economic development. This plan recommends preparation of two stand-alone plans that are coordinated with and supplement the Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.

## Chapter 2. Introduction

### ■ Purpose

The Spalding County Comprehensive Plan represents the growth and development policy for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Spalding County to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

### ■ Scope

This plan addresses economic development, housing, natural and historic resources, land use and development patterns, and community revitalization. These 'planning elements' are organized into three Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Existing Conditions Summary (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

It is important to note that the topic of transportation is primarily addressed in the Griffin-Spalding Comprehensive Transportation Plan (2016 Update) and the Griffin-Spalding Transit Feasibility Study (2014), both of which are incorporated by reference.

In addition, this plan includes a Capital Improvements Element (CIE), which is required by the state for local governments that charge impact fees. The purpose of a CIE is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. The CIE is an update to the previously adopted element and is provided as an attachment.

### ■ Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the county can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, parks, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

The Spalding County Comprehensive Plan represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a five-year prioritized work program (Community Work Program) to implement the plan.

### ■ Community Participation and Plan Development

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

#### Visioning Process

The Visioning Process, or citizen participation process, for this plan update included multiple layers of participation from residents and stakeholders. Several public workshops, stakeholder interviews, and an online survey provided opportunities for input, as described in this section.

##### ***Kickoff Meeting***

The countywide Kick-Off Meeting took place in December 2016 at the Spalding County Courthouse Annex. The planning process, schedule, and future public involvement opportunities were presented to the public, who were invited to provide comment and also share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

##### ***Visioning Workshops***

Participants provided their input on the future of Spalding County at workshops that were held at three locations at different times/dates in April 2017. The locations were the Griffin Spalding Courthouse Annex, the Griffin Center Point Church and Spalding High School. Public input was received via prioritization exercises, facilitated discussion and one-on-one conversations with the

planning team. Visioning Workshop participants prioritized and contributed to a list of community Assets, Issues and Dreams that were compiled from responses to a community survey. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, etc.), including which areas of the county are likely to support change or should remain relatively unchanged.

##### ***Open House***

The public was invited to comment on draft recommendations of the plan at a county-wide Open House held in September 2017 at the Spalding County Courthouse Annex. Specifically, goals, strategies and the Future Development Map were displayed for review and comment. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.

##### ***Steering Committee***

A Steering Committee was appointed to provide feedback, advise the planning team, and provide assistance in shaping the overall planning process. The group met four times. Individuals invited to participate on the Steering Committee represented the following:

- Griffin-Spalding County School System
- Griffin-Spalding Development Authority
- Griffin Housing Authority
- City of Griffin (staff and elected officials)
- City of Orchard Hill
- City of Sunny Side
- Spalding County (staff and elected officials)
- Residents

### Community Survey

A 15-question online community survey was developed and promoted throughout the community as another forum for providing public input. It was open from February to June 2017, and hard copies were made available. The surveys were distributed at the public meetings held during the Visioning Process. Over 500 responses were received.

### Flyers, E-Mail Blasts and Project Webpage

Throughout the planning process, flyers were distributed to announce and promote public meetings. An email distribution list was continually updated and was used to publicize the community survey and public meetings. A dedicated project webpage was created to post meeting announcements, a link to the community survey, draft plan materials, and interactive tools for providing input (general comments as well as site-specific ideas). The website address was [www.spaldingplan.com](http://www.spaldingplan.com).





## ■ Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the questions “Where do we want to be in 20 years?” followed by “How do we get there?” The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendix A: Report of Accomplishments
- Appendix B: Existing Conditions Summary

The chapters that follow this introductory chapter are summarized below:

### ***Chapter 3: Community Vision***

The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes.

The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, and Social and Economic Development. The listed strategies under each topic are used to create the Implementation Program chapter.

### ***Chapter 4: Future Development Guide***

The Future Development Guide defines the community’s desired development patterns and guides future decision-making related

to the physical development of the community. It is comprised of a Future Development Map and supporting Character Area Policy.

This chapter presents the recommended character areas for unincorporated Spalding County and the cities of Sunny Side and Orchard Hill. Character Area Policy text describes the intent, general characteristics, application, primary land uses, and design principles for each Character Area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

### ***Chapter 5: Implementation Program***

The Implementation Program identifies specific actions necessary to achieve the community’s vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

### ***Appendices***

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments (2016-2020 Short Term Work Program)
- Appendix B – Existing Conditions Summary

## Chapter 3. Community Vision

Spalding County has unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared 'community vision' – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

### ■ Vision Themes

The Vision Themes organize primary needs/opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the County.

The themes presented are:

- Social and Economic Development
- Development Patterns
- Resource Conservation

These themes generally address the planning topics of land use and transportation (Development Patterns), natural and historic resources (Resource Conservation), and economic development and community revitalization (Social and Economic Development).

### Development Patterns

**DP Goal: Promote rural development patterns in Rural-designated areas and the protection of open space with new development**

- Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre minimum lot size in AR-1 by special exception approval
- Limit sewer infrastructure to targeted development locations and avoid areas intended to support agricultural and low-density residential uses as well as Conservation-designated areas
- Evaluate options for the permanent conservation of land during the update of the Parks and Recreation Master Plan Update, which is also recommended to also address 'Open Space'
- Maintain agricultural or residential as the primary land use along roadways that do not have a "Corridor" designation on the Future Development Map
- Evaluate the effectiveness of tree protection standards and identify potential amendments, as needed, to preserve trees and prevent clear-cutting with new development

**DP Goal: Create viable mixed-use activity centers**

- Tri-County Crossing:

*Evaluate the Tri-County Crossing Overlay District to identify needed updates / impediments to desired development*

*Pursue Safe Routes to Schools funding for Moreland Road*

*Construct Moreland Road extension to Zebulon Road*

- Experiment Area:

*Install sidewalks / bike lanes on North Hill Street*

*Coordinate land use, zoning and infrastructure activities with Griffin*

*Prepare a Redevelopment Plan for the area to guide future development, including reuse of the Dundee Mill Site and coordination with the abutting North Hill Street and West Griffin*

*Redevelopment Areas while protecting and revitalizing existing residential areas; such a plan may qualify for Livable Centers Initiative (LCI) funding*

- East Griffin Area:

*Prepare a Redevelopment Plan for the area to guide future development / neighborhood revitalization efforts adjacent to the new airport site; such a plan may qualify for Livable Centers Initiative LCI) funding*

**DP Goal: Improve community appearance**

- Identify opportunities to strengthen property maintenance / nuisance ordinances pertaining to junk vehicles, litter, etc.
- Review zoning and subdivision regulations (including outdoor storage / display, parking, signs, and interparcel access) for potential amendments that can improve the appearance along US 19/41
- Amend the Arthur K. Bolton Overlay District's design standards to be consistent with the quality achieved with the Lakes at Green Valley; amended standards will guide future industrial development along the AKB corridor

**DP Goal: Improve multi-modal connectivity**

- Evaluate options for greenways / trails during the update of the Parks and Recreation Master Plan
- Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity, such as employment, shopping and medical centers)
- Prepare a Griffin By-Pass Study

## Resource Conservation

**RC Goal: Protect water resources and water quality**

- Prepare a feasibility study for the creation of a stormwater utility (an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater program); stormwater management protects water quality
- Coordinate with the Georgia Environmental Protection Division (GAEPD) on future actions that may be needed to remain compliant with the Regional Water Plan
- Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates for property owners
- Promote public awareness of environmental protection activities / events undertaken by the Spalding County Adopt-A- Stream and Griffin Environmental Council

**RC Goal: Protect and promote Spalding County's history**

- Identify opportunities with preservation specialists for meaningful historic resource protection and promotion, using the 2015 Historic Resource Survey and the Heritage Tourism section of the 2016 Griffin-Spalding Tourism Product Development Resource Team Report to guide decisions; coordination with the Three Rivers Regional

Commission preservation planner, the Griffin-Spalding Historical Society, and the Georgia Historic Preservation Office can identify and prioritize key action items

- Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the National Park Service's Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- Pursue Certified Local Government (CLG) status to become eligible for federal historic preservation funds (requires adoption of a Historic Preservation Ordinance); CLG funds have been used to prepare infill housing standards
- Promote public awareness of historic preservation activities / events undertaken by the Griffin-Spalding County Historical Society

### Social and Economic Development

#### **SED Goal: Stimulate revitalization activities and redevelopment of blighted properties**

- Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin with Redevelopment Plan efforts)
- Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization opportunities
- Use the findings of the Housing Conditions Survey & Market Analysis (currently being prepared on behalf of the Griffin Housing Authority, the City of Griffin, and Spalding County) to prioritize rehabilitation and redevelopment activities

- Pursue funding on the next SPLOST referendum for the acquisition of property in blighted areas to allow the abatement, demolition and disposal of substandard and blighted property

#### **SED Goal: Create employment opportunities and expand business diversity**

- Evaluate the Village Node District requirements to identify needed updates / impediments to desired neighborhood commercial uses
- Prepare an Interchange Feasibility Study for the Jenkinsville Road/I -75 area; upon approval by GDOT, an Interchange Justification Report can be prepared for review by the Federal Highway Administration. An interchange at this location can accelerate development of the area as an employment center.
- Continue to address community and economic development needs (including crime, tourism and infill housing) in conjunction with local leaders on the UGA Archway Partnership Committee
- Evaluate the Arthur K. Bolton Overlay District requirements to identify needed updates / impediments to desired development
- Coordinate efforts to prepare a county-wide Economic Development Strategy that complements the Griffin-Spalding County Tourism Product Development Resource Report (2016, Georgia Department of Economic Development) and focuses on ways the County can attract and retain the types of businesses that will create varied jobs and local shopping and dining opportunities (partners include the Griffin-Spalding Development Authority, Griffin-Spalding Chamber of Commerce, and Griffin Business + Tourism Association)



*SED Goal:* **Maintain high quality services for the citizens of Spalding County**

- Create a Fire Protection Level of Service Master Plan with the City of Griffin
- Implement community improvements funded by development impact fees (see CIE)

## Chapter 4. Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Spalding County.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

### ■ Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Spalding County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

### ■ Relationship of Future Development Map to Zoning

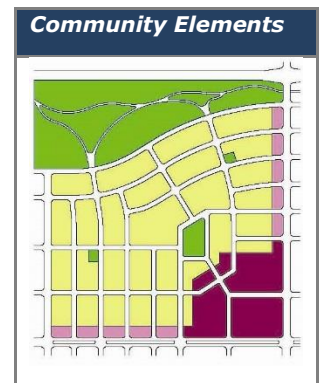
County zoning consists of a zoning map that assigns a zoning classification (one of the county’s agricultural, residential, commercial, industrial or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Spalding County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by the County.


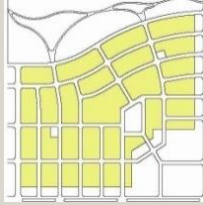
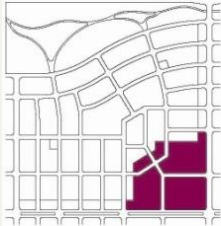

### ■ Character Area Based Planning

Character Area based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character Areas are organized by Community Elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include Open Space, Neighborhoods, Centers and Corridors. The table below summarizes general characteristics of each element as well as their application on the Future Development Map as specific Character Areas. The Charac-

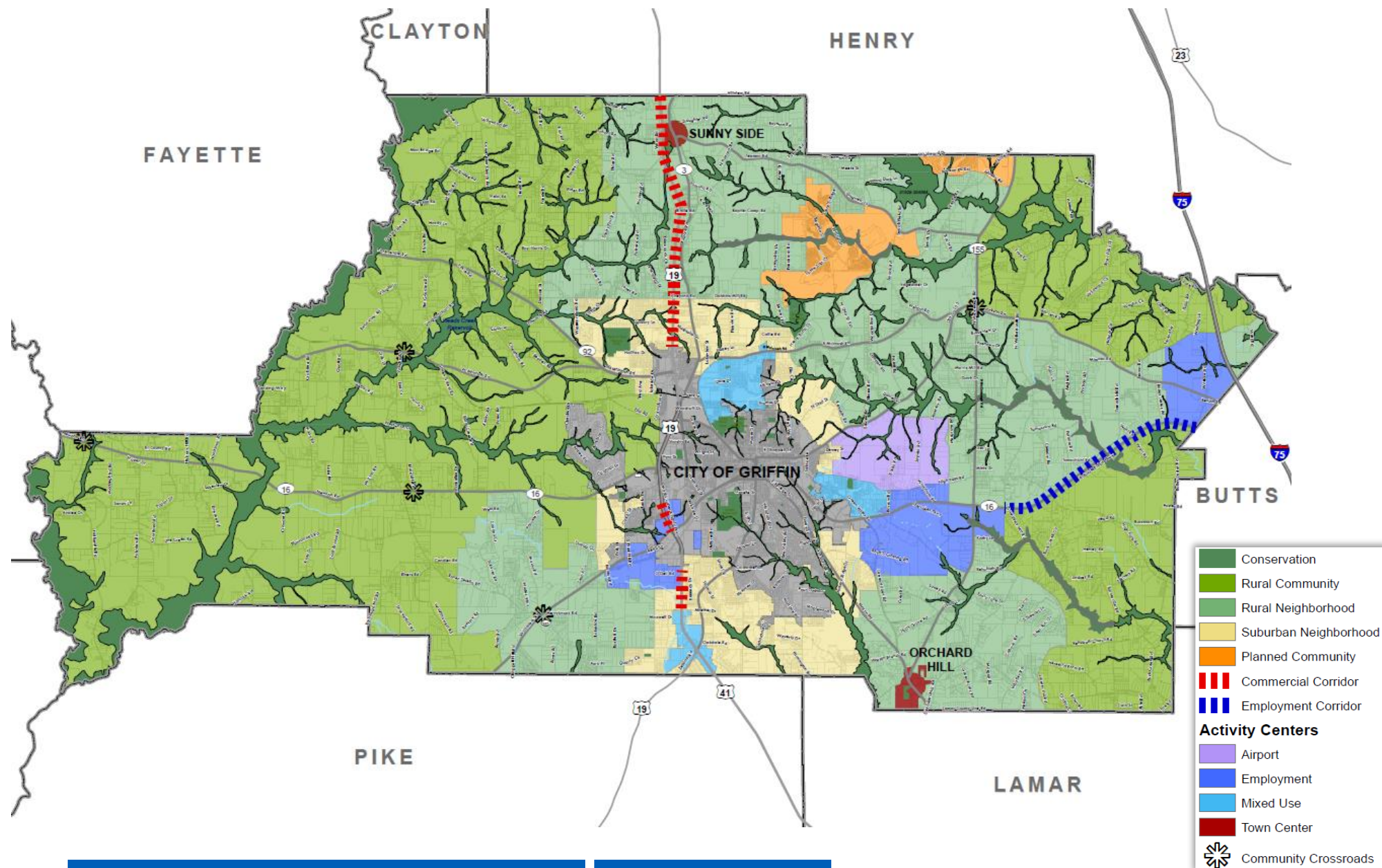


ter Areas are further described in this chapter.

<i>Community Element</i>	<i>Diagram</i>	<i>Summary Description</i>	<i>Character Area*</i>
Open Space		Parks, floodplain, wetlands; Intended to be maintained in a natural state or for passive recreation uses	<ul style="list-style-type: none"> <li>– Conservation</li> <li>– Rural Community*</li> </ul>
Neighborhood		Existing neighborhoods; Areas suitable for new housing development/infill development; New development intended to incorporate/protect open space	<ul style="list-style-type: none"> <li>– Rural Community*</li> <li>– Rural Residential</li> <li>– Suburban Residential</li> <li>– Planned Community</li> </ul>
Center		Provides residents access to a variety of employment, retail, residential, and/or civic uses; May be oriented around a specific use/purpose (e.g. business or industrial park; airport and supportive uses), mixed use centers (includes commercial, residential and/or employment elements), or traditional town centers (Orchard Hill and Sunny Side) Includes smaller neighborhood commercial uses in rural areas	<ol style="list-style-type: none"> <li>Activity Centers: <ul style="list-style-type: none"> <li>– Employment Centers</li> <li>– Mixed Use Activity Centers</li> <li>– Town Centers</li> <li>– Airport Activity Center</li> </ul> </li> <li>Community Crossroads <ul style="list-style-type: none"> <li>– Rural Community</li> <li>– Rural Neighborhood</li> </ul> </li> </ol>
Corridor		Often links activity centers and neighborhoods; Primary transportation corridors or concentrations of specific land use / development type	Corridors: <ul style="list-style-type: none"> <li>– Employment</li> <li>– Commercial</li> </ul>

\*Includes both open space and neighborhood elements

Spalding County Future Development Map



### ■ Character Area Policy

Character Areas shown on the Future Development Map are described on the following pages. Each page presents a 'Character Area Policy' that represents and describes the Character Area in terms of the desired development pattern and supporting implementation strategies.

Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Design Principles** describes the form, function and character of physical elements of the Character Area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.



## Conservation

**Intent: PRESERVE** environmentally sensitive areas, park land, and dedicated greenspace (open space and greenways) left in its natural state.

**General Characteristics:** Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes.

**Application:** Conservation areas are located throughout Spalding County, represented primarily by floodplain areas, wetlands, and publicly owned parkland. Mapped Conservation areas also include some existing agricultural and residential uses, and to a lesser extent commercial uses, which are subject to local ordinances that address flood damage prevention as well as wetland, watershed and groundwater recharge protection.

### Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive parks
- Greenways / trails

### DESIGN PRINCIPLES

#### Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access to community
- Building placement and exterior materials should blend with surrounding landscape

#### Greenspace

- Natural landscape

#### Connectivity

- Limited vehicular access
- Pedestrian connectivity with greenways, trails

#### Infrastructure

- Generally not applicable (no public sewer in any instance)

#### Illustrative Photos



## RURAL COMMUNITY

**Intent: PRESERVE** the existing rural character of the county, including agricultural uses and large-lot residential uses, as well as natural and historic features.

**General Characteristics:** Rural Community areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivated land with large distances between buildings and deep setbacks from roadways. Natural areas include extensive tree cover and open space areas due to limited development, as well as creeks, streams and rivers (included in Conservation areas on the Future Development Map) that cross or abut Rural Community areas.

**Application:** Rural Community areas primarily represent private agricultural, large-lot residential or undeveloped land in the western and northeastern/southeastern portions of Spalding County, which includes much of the County's Watershed Protection District. The areas are largely outside of the City of Griffin's sewer service area. Extension of sewer lines into Rural Community areas should be discouraged in order to limit development pressures on the area. Future development should be compatible with the rural character; this includes the use of conservation subdivisions to maximize the amount of open space in new residential developments. Larger lot sizes are encouraged but should be no less than 3 acres, which is consistent with the county's agricultural (AR) zoning classifications.

### Primary Future Land Uses

- Agriculture/forestry
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and public parks
- Greenways / trails

### DESIGN PRINCIPLES

#### Density/Intensity

- 3-5 acre min. lot size
- A range of agricultural activities, including more intensive uses than in other areas of the county
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

#### Greenspace

- Natural landscape
- Agricultural land
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Rural, two-lane roads
- Pedestrian connectivity via greenways and trails

#### Infrastructure

- No public sewer

#### Illustrative Photo



## RURAL RESIDENTIAL

**Intent:** **CREATE** a transition between Rural Estate areas and development in Suburban Neighborhood areas, and **PRESERVE** the existing rural character of the county.

**General Characteristics:** Rural Neighborhood areas are characterized by low-density single-family residential uses and high degrees of open space. Some agricultural uses are found in these areas, but to a lesser extent than is found in Rural Estate areas. Smaller lot sizes are found in these areas, but residential densities are still fairly low as compared to Suburban Neighborhood areas. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'conservation subdivision' design) to ensure the overall character remains rural.

**Application:** Rural Neighborhood areas are generally located in north and east Spalding of the county. Future development is intended to support residential densities that are higher than are appropriate for Rural Estate areas but less than the more densely developed areas classified as Suburban Neighborhood. Minimum lot size should be no less than 1 acres, which is consistent with both the county's agricultural (AR) and single-family residential districts (R-1, R-4, and R-5 upon special exception approval). Extension of sewer lines into Rural Neighborhood areas should be discouraged in order to limit development pressures.

### Primary Future Land Uses

- Low-density detached single-family residential uses
- Less intensive agricultural uses
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### DESIGN PRINCIPLES

#### Density/Intensity

- 1 dwelling unit (max.) per 1 acre
- Less intensive agricultural uses
- Deep building setbacks with open space on large lots, with the exception that lots may be smaller in density-neutral conservation subdivisions

#### Greenspace

- Natural landscape
- Agricultural land
- Informal landscaping
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Low vehicular connectivity with generous distance between intersections
- Pedestrian connectivity via greenways and trails; sidewalks in subdivisions

#### Infrastructure

- No public sewer

#### Illustrative Photo





## SUBURBAN NEIGHBORHOOD

**Intent:** **PRESERVE** established neighborhoods and **CREATE** new residential development consistent with surrounding suburban densities.

**General Characteristics:** Suburban Neighborhood areas are characterized by moderate density residential development and neighborhoods. These areas include established neighborhoods in close proximity to Griffin having lot sizes that tend to be between a ¼ acre (or less) and ½ acre and where infill or revitalization opportunities may exist. New development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types and lot sizes through several zoning classifications (R-2/R-2A Single- and Two-Family, R-3 Multiple-Family, R-6 Planned Residential Community District, and Planned Development District, Residential and Neighborhood sub-classifications).

**Application:** Suburban Neighborhood areas are in close proximity to the Griffin city limits and include a mix of developed residential areas and opportunities for additional development that can be served by public sewer. Most of the area is either served by sewer or is inside the Griffin sewer service area. Existing neighborhoods tend to mirror in-town neighborhood patterns with smaller lots and a basic street grid; infill or revitalization projects should respect established building setbacks, and house size/style. Beyond existing neighborhoods are areas that can accommodate new residential development, generally at a density of 1 unit per 1 to 2 acres, or higher densities based on sewer availability and compatibility with surrounding densities and dwelling types.

### Primary Future Land Uses

- Moderate density detached single-family
- Two-family dwellings
- Multi-family dwellings where similar land uses are located, generally adjacent to or near the Griffin city limits
- Civic benefit uses such as places of worship, public parks, schools, community centers and county services
- Greenways / trails

### DESIGN PRINCIPLES

#### Density/Intensity

- 1 to 4 dwelling units per acre for single-family development, dependent on sewer availability

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover
- Residential subdivision design should set aside a high percentage of open space

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Public sewer (required for two-family and multi-family; required for single-family if available)

#### Illustrative Photos



## PLANNED COMMUNITY

**Intent: PROVIDE** opportunities for planned residential communities offering local recreation and shopping opportunities.

**General Characteristics:** Planned Community areas are master-planned developments intended to accommodate a mix of residential, commercial, and recreation uses. They are primarily characterized by moderate density single-family uses with recreational amenities.

**Application:** Planned Community areas represent the Sun City and Heron Bay Developments. They include the total project area for each, as build-out is expected to continue in the coming years, adding approximately 4,000 new units to the developments combined. These areas also have the potential to accommodate some commercial uses, intended to be within walking distance of residents to serve local needs.

### Primary Future Land Uses

- Moderate density single-family residential (utilizing sewer)
- Neighborhood commercial (smaller-scale retail and services for residents) that is pedestrian accessible
- Recreational amenities

### DESIGN PRINCIPLES

#### Density/Intensity

- Moderate density single-family residential

#### Greenspace

- Formal landscaping with built areas / informal landscaping with passive use areas; protected tree cover

#### Connectivity

- Moderate to high pedestrian connectivity with sidewalks, greenways and trails/paths
- Moderate (curvilinear streets) to high (street grid) vehicular connectivity

#### Infrastructure

- Sewer

#### Illustrative Photos



### COMMUNITY CROSSROAD

**Intent:** **MAINTAIN** and/or **CREATE** access to local goods and services for residents.

**General Characteristics:** Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. Future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses.

**Application:** Community Crossroads are found at intersections of prominent roads in Rural and Rural Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area.

#### Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

#### DESIGN PRINCIPLES

##### Density/Intensity

- Low; oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map

##### Greenspace

- May be formal landscaping with built areas

##### Transportation

- Vehicular connectivity, generally

##### Infrastructure

- No public sewer

##### Illustrative Photos



## ACTIVITY CENTER

**Intent:** **PROVIDE** additional employment opportunities and neighborhood services, **SUPPORT** residential uses generally not found in the predominant rural/suburban development patterns of the county, and **MAINTAIN** small-town character.

**General Characteristics:** Activity Centers characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open / civic space.

**Application:** Activity Centers are classified into four categories: **Town Center** (Cities of Orchard Hill and Sunny Side); **Employment** (concentrations of predominantly industrial development, including areas abutting the southwestern Griffin limits, the Lakes at Green Valley industrial area to the east, and the Jenkinsville Road area in the northeastern part of the county); **Mixed Use** (Experiment, East Griffin and Tri-County Crossing LCI areas); and **Airport** (new airport site).

### Primary Future Land Uses

- Town Center: Established development patterns of Sunny Side and Orchard Hill (see next page: Residential, Commercial, Agricultural/Forestry, Public/Institutional)
- Employment: Master planned business park or industrial park, mid-rise office
- Airport: Non-residential uses that provide existing jobs/services and can provide future ancillary airport uses
- Mixed Use: Mix of residential and commercial uses, in accordance with the North Hill Street Area Plan and the Tri-County Crossing LCI Study; for the East Griffin area, predominantly detached single-family



### DESIGN PRINCIPLES

#### Density/Intensity

- Higher density in general, including higher density residential in Mixed Use areas

#### Greenspace

- Natural landscape
- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks

#### Connectivity

- High internal vehicular and pedestrian connectivity

#### Illustrative Photos

#### Infrastructure

- Public water and sewer

#### Illustrative Photos



INSERT CITIES' MAPS

## Chapter 5. Implementation Program

The Implementation Program identifies the specific measures to implement the Spalding County Comprehensive Plan. The Implementation Program includes the following elements:

- 2017/2018-2022 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Plan Maintenance

### ■ Community Work Program

The Community Work Program (CWP) table identifies specific implementation actions the County and other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, programs, plans and studies, community improvements or investments, or other programs/initiatives to be put in place to implement this plan. For each action the CWP outlines the following information:

- Type of action/strategy
- Brief description
- Timeframe for undertaking the activity (2017/2018, 2019, 2020, 2021, 2022)
- Estimated cost
- Responsible party for implementing the activity
- Funding source



Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
<b>Regulations</b>								
Evaluate the Village Node District and the Arthur K. Bolton and Tri-County Crossing Overlay Districts to identify needed updates / impediments to desired development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund
Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, interparcel access) for potential amendments that can improve the appearance along US 19/41	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund
Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund
Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivisions are promoted; consider allowing 1 acre min. lot size in AR-1 by special exception approval	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund
Evaluate zoning ordinance and subdivision regulations for additional changes needed to implement the Comprehensive Plan, which may include zoning amendments to support the North Hill Street Master Plan	✓	✓				Staff Time	Spalding County Community Development Dept.	General Fund
Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin upon completion of Redevelopment Plans)		✓				Staff Time	Spalding County Community Development Dept.	General Fund
Identify opportunities to strengthen property maintenance / nuisance ordinances pertaining to junk vehicles, litter, etc.	✓					Staff Time	Spalding County Code Enforcement, County Manager's Office	General Fund

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program, which administers historic preservation grant funds; CLG funds have been used to develop infill house plans for affordable housing						Staff Time	Spalding County Community Development Dept.	General Fund
<b>Functional Plans</b>								
Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways / trails and greenspace protection)		✓				\$75,000	Spalding County Parks & Rec Dept.	Impact fees; General Fund
Create a Fire Protection Level of Service Master Plan with the City of Griffin	✓	✓				\$150,000	County and City Fire Departments	County and City General Fund
Conduct a feasibility study for the creation of a storm-water utility		✓	✓			\$50,000	County Manager's office and Spalding County Public Works Dept.	General Fund
Prepare an Urban Circulator Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers)			✓	✓	✓	\$150,000	Spalding County	Federal Transit Administration 5307 Grant Funds
Prepare a county-wide Economic Development Strategy		✓	✓			\$65,000	Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership	General Fund
<b>Small Area/Master Plans</b>								
Prepare an Interchange Feasibility Study for the Jenkinsville/I-75 area		✓	✓			\$75,000	Spalding County	General Fund



Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Prepare a Griffin Truck By-Pass Study		✓	✓	✓		\$150,000	Spalding County and City of Griffin	County and City General Fund
Prepare a Redevelopment Plan for the Experiment Activity Center		✓	✓			\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund
Prepare a Redevelopment Plan for the East Griffin Activity Center			✓	✓		\$75,000	Spalding County Community Development Dept.	LCI Grant Funds; General Fund
<b>Process/Program</b>								
Use the Future Development Map in the preparation of the next update to the Griffin-Spalding Wastewater Master Plan			✓	✓		Staff Time	Water and Sewer Authority; Community Development Dept.	General Fund
Pursue the creation of a consolidated housing authority with Griffin to maximize financial/staff resources and revitalization activities	✓	✓	✓	✓	✓		Spalding County Board of Commissioners	General Fund
Continue to address community and economic development needs (including crime, infill housing and tourism) in conjunction with local leaders on the UGA Archway Partnership Executive Committee	✓	✓	✓	✓	✓	Staff Time	Spalding County, Griffin, Board of Education/Colleges, Chamber of Commerce, Development Authority, Housing Authority	General Fund
Promote environmental (Spalding County Adopt-A-Stream and Griffin Environmental Council) and historic preservation (Griffin-Spalding Historical Society) activities and events on social media	✓	✓	✓	✓	✓	Staff Time	Spalding County	General Fund

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Pursue funding on the next SPLOST referendum for the acquisition of property in blighted areas to allow the abatement, demolition and disposal of substandard and blighted property						Staff Time	Spalding County Board of Commissioners	General Fund
Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "Corridor" designation on the Future Development Map	✓	✓	✓	✓	✓	Staff Time	Spalding County Community Development Dept.	General Fund
<b>Inventory/Assessment</b>								
Use the findings of the Housing Conditions Survey & Market Analysis Summary, currently being prepared on behalf of Griffin, the Griffin Housing Authority and Spalding County, to prioritize rehabilitation and redevelopment activities	✓	✓	✓			Staff Time	Spalding County Community Development Department, Griffin-Spalding Land Bank	General Fund
Identify opportunities with preservation specialists and advocates to protect and promote historic resources, using the 2015 Historic Resource Survey and Heritage Tourism section of the 2016 Griffin-Spalding Tourism Product Development Resource Team Report		✓	✓	✓		Staff Time	Spalding County Community Development Department	General Fund
Identify opportunities with historic preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill	✓	✓					City of Orchard Hill	General Fund
Update City of Orchard Hill GIS-based zoning map	✓					Staff Time	City of Orchard Hill, Three Rivers Regional Commission, Spalding County Community Development Dept.	General Fund
Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street	✓	✓				Staff Time	Spalding County Community Development Dept., Cities of Griffin, Sunny Side and Orchard Hill	General Fund

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates						Staff Time	Spalding County Board of Commissioners, Community Development Dept.	General Fund
<b>Community Improvements/Infrastructure Projects</b>								
Moreland Road extension to Zebulon Road (Tri-County Crossing LCI project)		✓	✓	✓		TBD	Spalding County Public Works Dept.	SPLOST
Sidewalks / bike lanes on North Hill Street	✓	✓	✓			\$2,883,000	Spalding County Public Works and Community Development Depts.	GDOT; General Fund
Purchase 2 quick response fire trucks	✓					\$588,065	Spalding County Fire Dept.	100% impact fees
Purchase library collection materials	✓	✓	✓	✓	✓	\$185,768	Griffin-Spalding County Library	97.2% impact fees
Dundee Lake Park construction	✓	✓				\$1,097,500	Parks & Rec Dept.	75.42% impact fees; General Fund
Volunteer Park playground	✓					\$183,000	Parks & Rec Dept.	95.51% impact fees; General Fund

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Adult softball complex (5 fields)	✓	✓	✓	✓	✓	\$2,037,400	Parks & Rec Dept.	100% impact fees
Flint River water trail (Blalock to Line Creek)	✓	✓				\$26,000	Parks & Rec Dept.	27.08% impact fees; General Fund
Senior Center walking trail	✓	✓				\$40,000	Parks & Rec Dept.	100% impact fees
Quilly Street restrooms and gravel parking	✓	✓				\$192,150	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund
Carver Road restrooms and gravel parking	✓	✓	✓			\$196,725	Parks & Rec Dept.	Parking – 100% impact fees; Restrooms – 99.01% impact fees; General Fund
Big Shanty walking trail	✓	✓				\$75,000	Parks & Rec Dept.	100% impact fees
Big Shanty restrooms			✓			\$183,000	Parks & Rec Dept.	96.04% impact fees; General Fund
Skateboard Park expansion	✓					\$122,000	Parks & Rec Dept.	100% impact fees

Action/ Implementation Strategy	Timeframe					Cost Est.	Responsible Party	Funding Source
	2017 / 2018	2019	2020	2021	2022			
Dundee Lake disc golf course	✓	✓				\$213,500	Parks & Rec Dept.	74.27% impact fees, General Fund
Thomaston Park restrooms	✓					\$183,000	\$183,000	99.01% impact fees; General Fund

### ■ Supplemental Plans

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Spalding County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the Community Work Program. The supplemental plans listed below are incorporated into the Spalding County Forward by reference:

### ■ Plan Maintenance

The Board of Commissioners is responsible for maintaining Spalding County Forward to accurately reflect current community conditions and the community's vision and priorities for the future. Specific requirements for amendments and updates are described in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 "Minimum Standards and Procedures for Local Comprehensive Planning.

### Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on an annual basis. Specifically, the Community Work Program will be reviewed to identify the current status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

### Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing cir-

cumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

### Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal of a new fifth year for the Community Work Program (CWP) and any changes needed for the other years of the CWP, and if needed, changes can be made to other elements of the Comprehensive Plan. For communities collecting impact fees, an annual update of the CWP is required.

## Chapter 6. Capital Improvements

### Element

The updated Capital Improvements Element is provided as an attachment to the Spalding County Comprehensive Plan.





## Appendix A. Report of Accomplishments

The Report of Accomplishments (ROA) provides a status of each work item identified in the prior Community Work Program (also called Short Term Work Program) for Spalding County (for the years 2016-2020), as indicated in the table on the following pages.

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Community service centers – Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods				✓	This is a routine policy followed by the County.
Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	✓				CIE update completed with this plan update; CWP and CIE are used to guide capital improvement decisions, as are recommendations in other plans (e.g. Wastewater Management Plan, Parks & Recreation Master Plan, Comprehensive Transportation Plan, etc.)
Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.	✓				See above.
Fire Station #7	✓				
Fire Station #8				✓	Long-range project (will not be constructed within the next five years)
Purchase replacement Fire Truck				✓	Purchase of 2 Quick Response Fire Trucks identified as needed per updated CIE, for 2018

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address greenways, is recommended for 2018-2019.
Incorporate Tri County LCI Trail System into Park and Rec Master Plan; prioritize projects for implementation			✓		Not yet completed due to budget constraints. Preparation of a Recreation Master Plan update, to address trails / greenways, is recommended for 2018-2019.
Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture				✓	This is a routine policy followed by the County.
Construct Dundee Lake Park			✓		Park components to be completed in phases, with upcoming work anticipated for 2018-2019 per updated CIE
Phase One of Rails to Trails				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Improvements to Volunteer Park			✓		Volunteer Park playground scheduled for 2018 per updated CIE
Thomaston Mill Village Playground	✓				
Adult Softball Complex			✓		5 fields scheduled for construction between 2018 and 2022 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Water Trail - Flint River (Blalock Station to Line Creek)			✓		Scheduled for 2018-2019 per updated CIE
Senior Center - Walking Trail, Sports Courts			✓		Scheduled for 2018-2019 per updated CIE
Quilly Street - Restroom/Gravel Parking			✓		Scheduled for 2018-2019 per updated CIE
Carver Road - Restroom/Gravel Parking/Dog Park			✓		Restrooms and gravel parking scheduled for 2018-2020 per updated CIE; dog park dropped for the near term
Big Shanty - Building Remodel/Walking Trail			✓		Walking trail to be constructed 2018-2019; restrooms to be added to the site in 2020 per updated CIE
Fairmont Park - Small Spray Pad				✓	Change in priorities
Skate Park Upgrade at City Park			✓		Expansion of skate park scheduled for 2018 per updated CIE
Dundee Lake - Pitch and Run Disc Golf Course			✓		Scheduled for 2018-2019 per updated CIE

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Restrooms Thomaston Mill Village Park			✓		Scheduled for 2018 per updated CIE
Boardwalk to access south side of Dundee Lake Park				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.				✓	Addressed through Service Delivery Strategy
Expand the industrial park on Green Valley Road.	✓				
1,604 SF expansion of the existing E-911 facility				✓	Long-range project (will not be constructed within the next five years)
Expansion of existing Jail Facility 56 beds				✓	Long-range project (will not be constructed within the next five years)
Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.	✓				
Establish Community Improvement Districts in commercial centers throughout the county.				✓	CIDs are not a viable tool in the near future; greater concentration of non-residential uses in commercial areas is required

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Form an Economic Development Council	✓				
Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.				✓	Addressed through Service Delivery Strategy
Create a Fire Protection Level of Service Master Plan with the City of Griffin			✓		Not yet completed due to budget constraints; scheduled for 2018-2019
Work with the City of Griffin and the Water and Sewer Authority on updating the Water Supply Study and the Wastewater Management Master Plan to be consistent with the new Land Use Plan.	✓				
Establish a process for review of the Comprehensive Plan on an annual basis.	✓				Process included in the 2017 plan update
Amend Future Land Use Map to implement North Hill Street recommendations for County	✓				Addressed in the 2017 Comprehensive Plan Update
Create and enforce a property maintenance code	✓				
Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.				✓	Change in priorities; also, recommended development along these corridors in the 2017 Comprehensive Plan update is rural in nature

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Prepare a study and adopt specific measures to conserve agricultural land, the rural economy and rural character.	✓				
Overlay zoning districts- Prepare special area studies: 1/ IDENTIFY AREAS 2/CONDUCT STUDY 3/PREPARE ZONING/MASTER PLAN			✓		To be addressed with recommended Redevelopment Plans for Experiment and East Griffin Activity Centers (2019/2020 estimated)
Draft Overlay zoning district for Tri-County Site and adopt connectivity framework for boundary area.	✓				
City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.			✓		Recommended for 2018/2019, to coincide with Griffin's Comprehensive Plan update
Adopt East McIntosh Road Node (North Hill Master Plan) concept plan in Zoning Ordinance for site program, grid pattern and amenities expected for the study area			✓		North Hill Master Plan will be incorporated by reference in the 2017 Comprehensive Plan update, as it is intended to guide land use and development decisions for the Mixed Use (Experiment) Activity Center; changes to the zoning ordinance can be addressed in 2018-2019
Study the possibility of providing incentives to the owners of historic structures for renovation.			✓		Lack of staff resources to implement; Coordination with historic preservation specialists (Griffin-Spalding Historical Society, Three Rivers Regional Commission, State Historic Preservation Office) to identify incentives / tools recommended for 2019-2020
Adopt an Historic Preservation Ordinance			✓		Lack of staff resources to implement; Recommended for 2018
Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.	✓				

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
I-75/Jenkinsburg Road Interchange Area Study-Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.				✓	An Interchange Feasibility Study should be undertaken first, which requires review/approval by GDOT, followed by an Interchange Justification Report (requiring FHWA approval); an Interchange Feasibility Study is being recommended for 2018-2019 to initiate this process of detailed study
Develop and adopt a TDR (Transfer Development Rights) program				✓	Lack of sewer prohibits the densities required in potential 'receiving areas' needed to make TDR a viable option
Adopt wider minimum stream buffer requirements (75 or 100 feet)	✓				
Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements and stormwater management.				✓	Watershed Protection Ordinance has been adopted; watershed protection Best Management Practices (BMPs) in support of Cabin Creek and Potato Creek Watershed Protection Plans are in place, and Stormwater Utility Feasibility study recommended for 2019
Conduct a feasibility study for the creation of a stormwater utility			✓		Lack of staff resources to implement; Scheduled for 2019
Create a stormwater utility				✓	Contingent on the findings of the stormwater feasibility study
As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas.			✓		Not yet completed due to budget constraints; Preparation of a Recreation Master Plan update, to address tools / opportunities for permanent protection of environmentally sensitive lands, is recommended for 2018-2019
Seek Safe Walk to School program funds for Moreland Road			✓		Lack of staff resources to address; Scheduled for 2018-2019

## Spalding County Comprehensive Plan

Activity	Status				Comments
	Complete	Underway	Postponed	Dropped	
Access management - adopt design standards that require interparcel access, employ landscaped medians that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.		✓			AKB Overlay (SR 16) addresses interparcel access, and opportunities to address along 19/41 will be evaluated with recommended Zoning Ordinance updates in 2018/2019 (GDOT otherwise controls access along major thoroughfares)
Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin		✓			Relocation of SR 155 from Jackson Rd. to McDonough Rd. to re-route truck traffic is a near-term project; however additional study is needed to address a complete by-pass around the city – this is slated for 2018-2019
Improve local roads as per GDOT six-year construction program				✓	Road projects are addressed in the Comprehensive Transportation Plan (2016), which is incorporated by reference
Support the local rails to trails efforts to construct a trail trolley network that would tie in with a larger regional system. Working with GDOT to do Roosevelt Southern Rail Corridor.				✓	Right-of-way acquisition is not possible in the foreseeable future. (Trails can further be addressed in an update to the Recreation Master Plan, which is recommended for 2018-2019)
Extension of Moreland Road to Zebulon Road (LCI Project)			✓		Not yet completed due to funding constraints; Anticipated 2019-2021 with SPLOST funds
Pedestrian/bicycle lanes on North Hill Street			✓		Not yet completed due to funding constraints; 2018-2020 implementation in support of North Hill Master Plan and Connectivity Study
Urban Circulator Connectivity Study (connectivity between activity centers)			✓		Transit Feasibility Study prepared in 2014; additional study of fixed bus service to reach employment, medical and shopping centers anticipated for 2019-2020
See 5 Year Implementation Plan (add as appendix) from CTP - OR AS AN ACTION ITEM PRIORITIZE THEM (SELECT THE STUDIES AND OPERATIONAL THAT PW WILL REALLY PURSUE)				✓	Comprehensive Transportation Plan (2016) is adopted by reference in this Comprehensive Plan update



# DRAFT Existing Conditions Summary

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## Summary Findings and Observations

There is no question, from the mass of documentation and analysis of historical data in this Technical Appendix, that the engine generating growth in Spalding County resides in the Comprehensive Plan Planning Area—the part of the county located outside of the city of Griffin.

### ■ Population

The Planning Area has driven population growth in the county since at least the turn of the 21<sup>st</sup> century.

### People on the Move

Between 2000 and 2015, the number of people living in the Planning Area had grown by 15%, adding almost 5,300 residents. Over the same period, the city of Griffin grew by 1.4%, all of which occurred before 2010; since 2010, the Griffin population has decreased by almost 400 people.

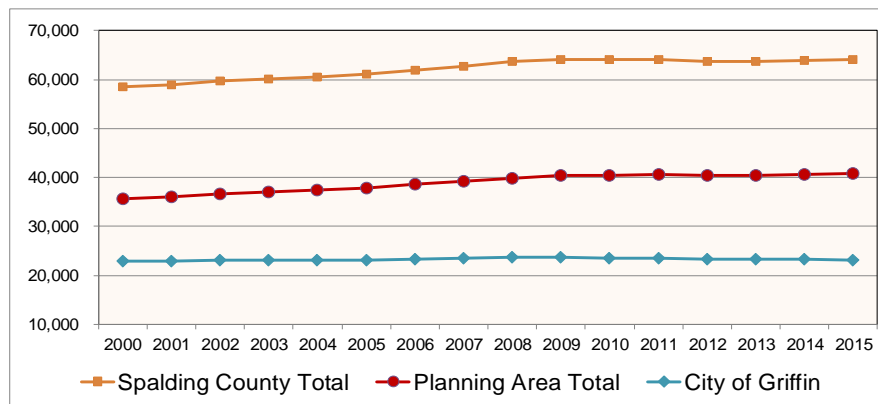
Over these past 15 years, the number of people living in the Planning Area has grown from 61% of the total county population, to 64%. All of the increase has occurred in the unincorporated area.

The 2010 Census reported that almost half of the number of people living in the Planning Area resided in the area surrounding the city of Griffin. While the unincorporated Griffin Area population grew by 15% between the 2000 and 2010 censuses, on a percentage basis it was outpaces by a 26% increase in the Ringgold Area (most likely driven by the Heron Bay and Sun City developments).

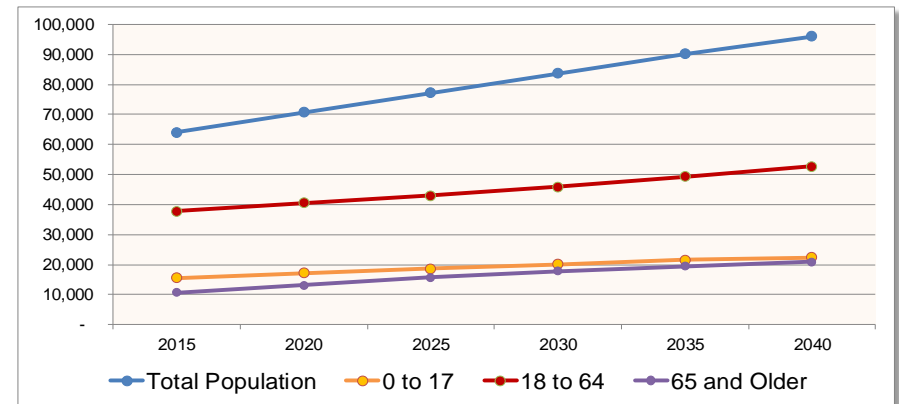
By 2040, it is anticipated that the county will be home to a total of almost 96,000 residents, a 50% increase representing more than 31,900.

Considering the three primary age brackets, the county will see the addition of 6,770 children, over 14,900 working age residents (18-64), and more than 10,200 residents 65 and older.

Population - 2000-2015



Countywide Population Growth to 2040

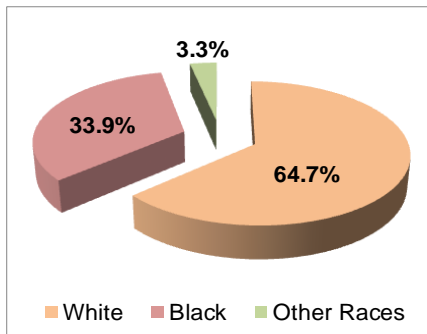


## Ethnic Diversity

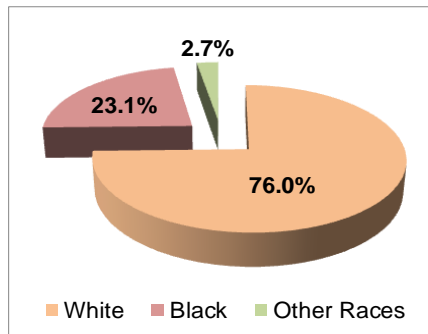
The Black or African American population comprised about one-third of the Spalding County population in 2010, 59% of whom lived in the city of Griffin. As a result, the Planning Area was heavily White (at 74%) while the city of Griffin was majority Black (at 52%). Other nonwhite races represented fewer than 5% of the county population, 59% of whom lived in the Planning Area.

Since 2010, the Census Bureau estimates that slightly more Black or African Americans have moved into the Planning Area than into the city of Griffin, while there has been an opposite shift in other nonwhite races from the Planning Area into the city.

**Spalding County - 2014**



**Planning Area - 2014**



The county's small Hispanic or Latino population (regardless of race) has increased from 3.6% of the county population in 2010 to 4.2% in 2014, notably increasing in number in the Planning Area while showing a decrease in the city of Griffin.

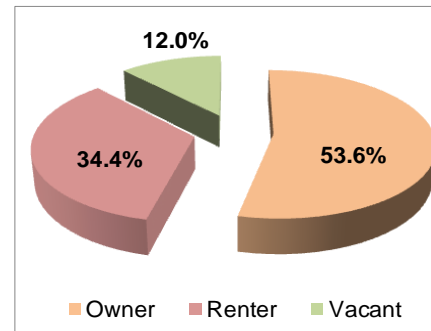
## Families

In 2010, the Planning Area had a higher percentage of traditional families (households composed of two or more related people)

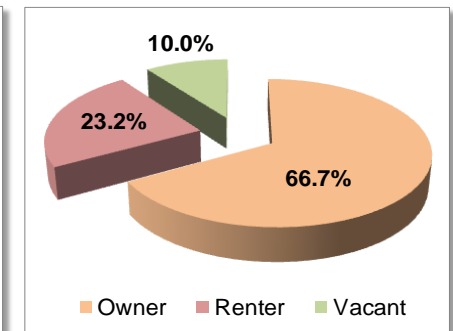
than in the city of Griffin, and a lower percentage of 1-person households than the city.

Home ownership was considerably more prevalent in the Planning Area that year (at 74% of all households) compared to the city of Griffin (at 39%). Conversely, 61% of all households in the city rented their homes compared to only 26% in the Planning Area.

**County Occupancy - 2010**



**Planning Area Occupancy - 2010**



## Housing

Housing vacancy rates were up in 2010 compared to 2000, clearly a result of the impact of the Great Recession on the county. In the Planning Area, the rate increased from 5.4% to 10% during the decade. In the city of Griffin, the rate increased from 7.9% to 15%.

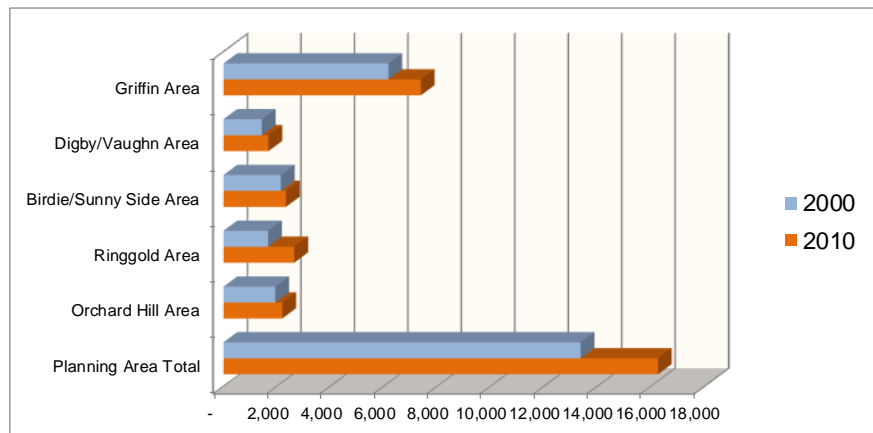
## Availability

Many of the vacant homes, however, were not available for sale or rent for one reason or another. In Griffin, 70% of the vacant homes were available for sale or rent, while in the Planning Area availability was only 50.5%.

## Population, Housing and Employment

Similar to the increases in the number of people living in the various parts of the Planning Area, the number of homes increased in the most populous area (the unincorporated Griffin Area surrounding the city) by 1,215 units (16.5%) between 2000 and 2010. The greatest percentage increase, however, was experienced in the Ringgold Area (37%) based on the addition of 977 units.

**Increase in the Number of Homes in the Planning Area**



### New Homes

The robust growth in the number of homes in the county was severely curtailed by the collapse of the housing market in 2007-2008 and the lingering after-effects of the Great Recession.

By 2009, the number of building permits issued for new housing construction in the city of Griffin was zero and remained there until 2014 (rising to only 2 new units each in 2015 and 2016).

**New Home Permits**

2001-2016	Spalding County	Planning Area
Total	4,691	3,796
Single Family	4,622	3,796
Multi-Family	69	-

New home construction in the Planning Area began to slide in the 2007-2008 timeframe, and

continued on a generally downward path to a low of only 92 units in 2012 (compared to its high point of 439 units in 2004).

Beginning in 2013, a slow recovery in housing construction in the Planning Area took hold, and appears destined to continue into the future.

### The Economy

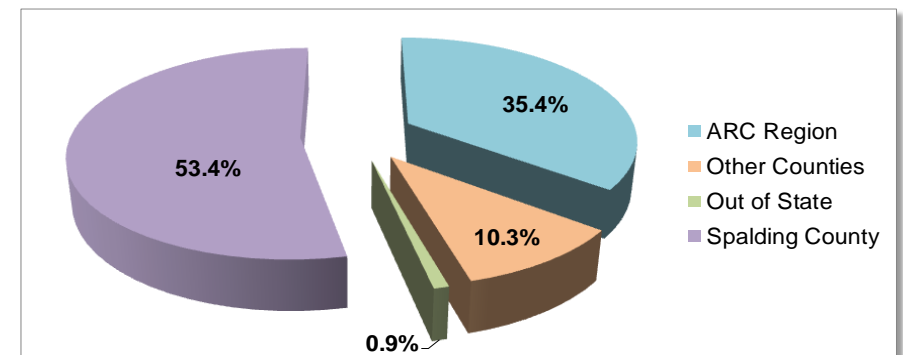
Spalding County businesses were hit hard by the Great Recession, and only now are beginning to recover.

### Regional Ties

The commuting patterns of workers who live in the county and those who come into the county to work provide a clear picture of the extent to which Spalding County is economically entwined with the Atlanta Region and other nearby counties.

In 2010, 53% of the people with jobs that lived in the county actually worked there. Thirty-five percent (35%) held jobs in one or another of the counties in the ARC Atlanta Region (primarily Fayette or Henry County). The remaining 12% of employed county residents worked primarily in other counties adjacent to Spalding.

**Spalding County Commuters - 2010**



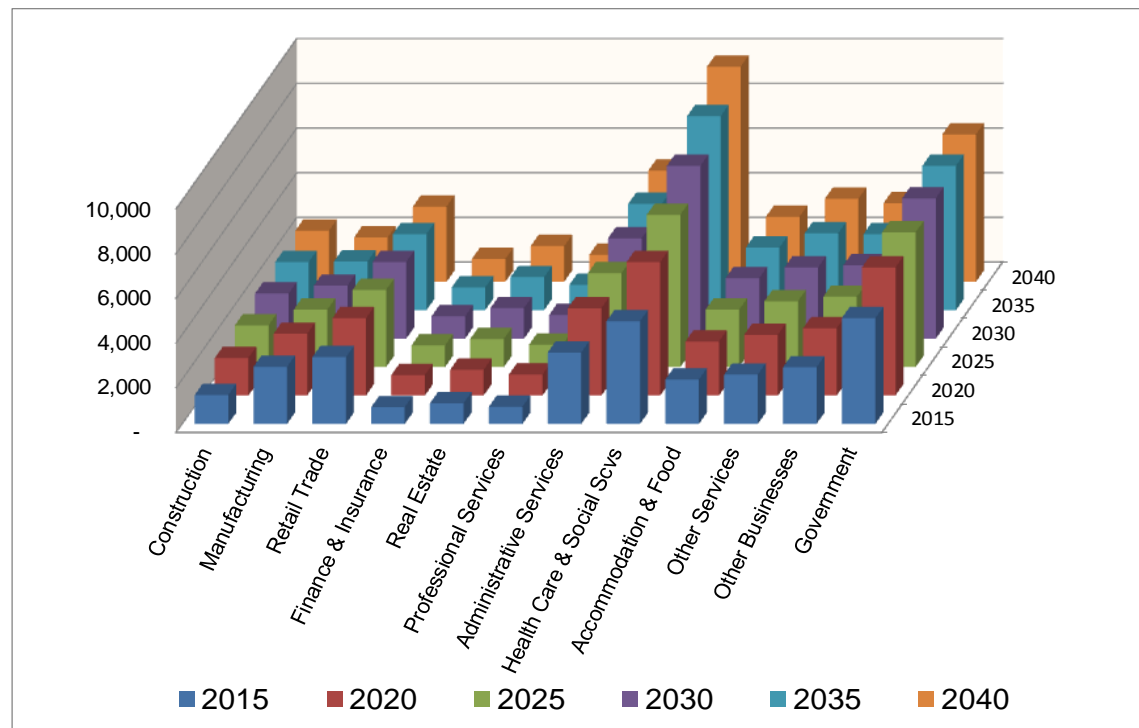
## Economic Base

Between 2005 (before the recession) and 2014, Spalding County saw a net reduction in private sector employment among county businesses of almost 3,400 workers. The reduction was greater by 2010, followed by a small increase of almost 600 workers after that. Hardest hit were Manufacturing jobs, followed by Construction and Retail Sales employment.

Manufacturing employment in the county has continued to slide and is expected to fall an additional 22% by 2040. All other types of business are projected to increase in the number of employees by 2040, particularly among the Administrative and Health Care businesses.

The majority of people living in the Planning Area that have jobs would be called “white collar” workers, concentrated in management, services and sales occupations (and particularly in health care and social services jobs).

### Employment Forecasts by Major Business Category



## People

Population growth in Spalding County since 2010 has fallen dramatically compared to the previous decade, and compared to the state. Since 2000, the county as a whole has seen an increase in its population of less than 9%, while Georgia's population grew over 24%.

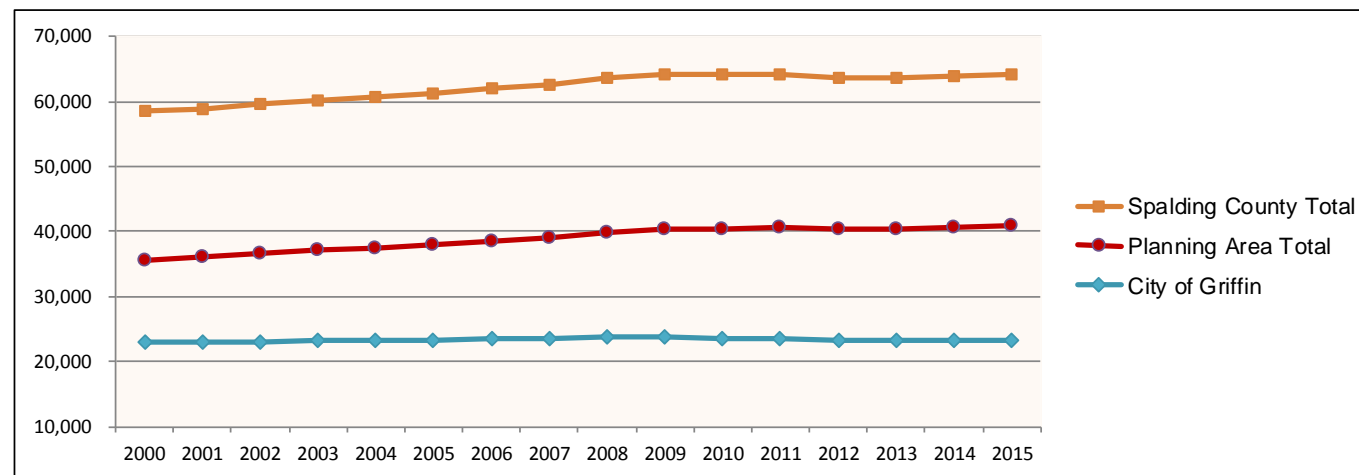
Most of the growth in Spalding County has taken place in the unincorporated area. During the 2000s, the City of Griffin increased its population by 704 people (a 3.1% increase) while the unincorporated area grew by almost 5,000 (a 14% increase). Since 2010, the population of the county as a whole has remained virtually flat. The only increase was registered in the unincorporated area (though less than a 1% increase).

**Table 1: Population Growth 2000-2015**

Place/Area	Population				Change: Total		Change: 2000s		Change: 2010s	
	2000	2005	2010	2015	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	247	225	209	207	(40)	-16.2%	(38)	-15.4%	(2)	-1.0%
Sunny Side	145	138	134	132	(13)	-9.0%	(11)	-7.6%	(2)	-1.5%
Unincorporated Area	35,209	37,523	40,134	40,501	5,292	15.0%	4,925	14.0%	367	0.9%
<b>Planning Area Total</b>	<b>35,601</b>	<b>37,886</b>	<b>40,477</b>	<b>40,840</b>	<b>5,239</b>	<b>14.7%</b>	<b>4,876</b>	<b>13.7%</b>	<b>363</b>	<b>0.9%</b>
Griffin	22,896	23,205	23,600	23,211	315	1.4%	704	3.1%	(389)	-1.6%
Spalding County Total	58,497	61,091	64,077	64,051	5,554	9.5%	5,580	9.5%	(26)	0.0%
Georgia	8,227,303	8,925,922	9,713,454	10,214,860	1,987,557	24.2%	1,486,151	18.1%	501,406	5.2%

Overall, population growth in the Planning Area has all occurred in the unincorporated area, while both Orchard Hill and Sunny Side experienced population reductions (primarily during the 2000s).

Continuing into the future, the countywide population was projected during preparation of the County's Comprehensive Transportation Plan to increase to 95,964 by 2040. This would constitute a 50% increase over the 2015 population estimated by the Census Bureau—a notable increase in the rate of growth from the past decade as the county shakes off the lingering effects of the Great Recession.



Note: Census population estimates are as of July 1 each year.

## ■ Age and Sex

Both Spalding County as a whole and the Planning Area itself compared well to statewide averages reported in the 2010 Census for both age brackets and sex, with some variations.

While the county closely approximated the state for children 14 and under (and a slightly greater drop in the 15-to-19 group), the Planning Area had notably lower percentages in all age categories for 19 year olds and younger. Both the county as a whole and the Planning Area (to a lesser extent) had lower percentages of 'workforce' ages—20 to 64 years old—the percentage of the population that was 'elderly' (65 and older) was higher than the statewide average, particularly in the Planning Area.

While the percentage of male and female residents of the county and the Planning Area were close to the statewide averages, there was a slightly higher percentage of men living in the Planning Area and a slightly higher percentage of women countywide. Looking at the City of Griffin, it can be seen that the female population is a bit more concentrated there (by 1.7 percentage points) than the statewide average.

**Table 2: 2010 Population by Age and Sex**

Subject	Spalding County		Griffin		Planning Area		Georgia		Comparison to State %	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	County	Plan Area
AGE										
Total population	64,073	100.0%	23,643	100.0%	<b>40,430</b>	<b>100.0%</b>	9,687,653	100.0%		
Under 5 years	4,625	7.2%	2,011	8.5%	<b>2,614</b>	<b>6.5%</b>	686,785	7.1%	0.1	<b>-0.6</b>
5 to 9 years	4,555	7.1%	1,762	7.5%	<b>2,793</b>	<b>6.9%</b>	695,161	7.2%	-0.1	<b>-0.3</b>
10 to 14 years	4,408	6.9%	1,659	7.0%	<b>2,749</b>	<b>6.8%</b>	689,684	7.1%	-0.2	<b>-0.3</b>
15 to 19 years	4,383	6.8%	1,666	7.0%	<b>2,717</b>	<b>6.7%</b>	709,999	7.3%	-0.5	<b>-0.6</b>
20 to 64 years	37,563	58.5%	13,600	57.6%	<b>23,963</b>	<b>59.3%</b>	5,873,989	60.6%	-2.1	<b>-1.3</b>
65 to 79 years	6,509	10.1%	2,064	8.8%	<b>4,445</b>	<b>11.0%</b>	789,164	8.2%	1.9	<b>2.8</b>
80 years and over	2,030	3.2%	881	3.8%	<b>1,149</b>	<b>2.8%</b>	242,871	2.5%	0.7	<b>0.3</b>
SEX										
Male	31,046	48.5%	11,132	47.1%	<b>19,914</b>	<b>49.3%</b>	4,729,171	48.8%	-0.3	<b>0.5</b>
Female	33,027	51.5%	12,511	52.9%	<b>20,516</b>	<b>50.7%</b>	4,958,482	51.2%	0.3	<b>-0.5</b>



## Ethnicity

In 2010, according to the Census, Spalding County had a predominantly White population (somewhat more predominant than the state at large at 63% versus 60%) as well as a more predominant African-American population (at 33% versus 31%). Other races, which included Native Americans, Asians, Native Hawaiians, people of two or more races and all others, comprised a percentage in the county only half of the statewide average (5% versus 10%).

A larger proportion of African-Americans lived in the city of Griffin, where they represented a bit over half of the population (52%) than in the Comprehensive Plan's Planning Area, where less than 22% of the residents were African-American. On a percentage basis, "all other races" in the city and in the Planning Area were roughly comparable (around 5% plus or minus).

**Table 3: 2010 Population by Place/Area and Ethnicity**

Place/Area	Total Population	White		Black or African American		All Other Races*		Hispanic or Latino**	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Orchard Hill	209	169	80.9%	22	10.5%	18	8.6%	17	8.1%
Sunny Side	134	128	95.5%	4	3.0%	2	1.5%	2	1.5%
Unincorporated Area	40,087	29,730	74.2%	8,673	21.6%	1,828	4.6%	1,480	3.7%
<b>Planning Area Total</b>	<b>40,430</b>	<b>30,027</b>	<b>74.3%</b>	<b>8,699</b>	<b>21.5%</b>	<b>1,848</b>	<b>4.6%</b>	<b>1,499</b>	<b>3.7%</b>
Griffin	23,643	10,121	42.8%	12,331	52.2%	1,260	5.3%	952	4.0%
Spalding County Total	64,073	40,148	62.7%	21,030	32.8%	3,108	4.9%	2,451	3.8%
Georgia	9,687,653	5,787,440	59.7%	2,950,435	30.5%	981,929	10.1%	853,689	8.8%

\* Includes Native American, Asian, Native Hawaiian, two or more races, and all others.

\*\* Of any race.

Because of the relative concentration of African-Americans in the city of Griffin, White residents clearly predominated in the Planning Area at almost 75% of the population.

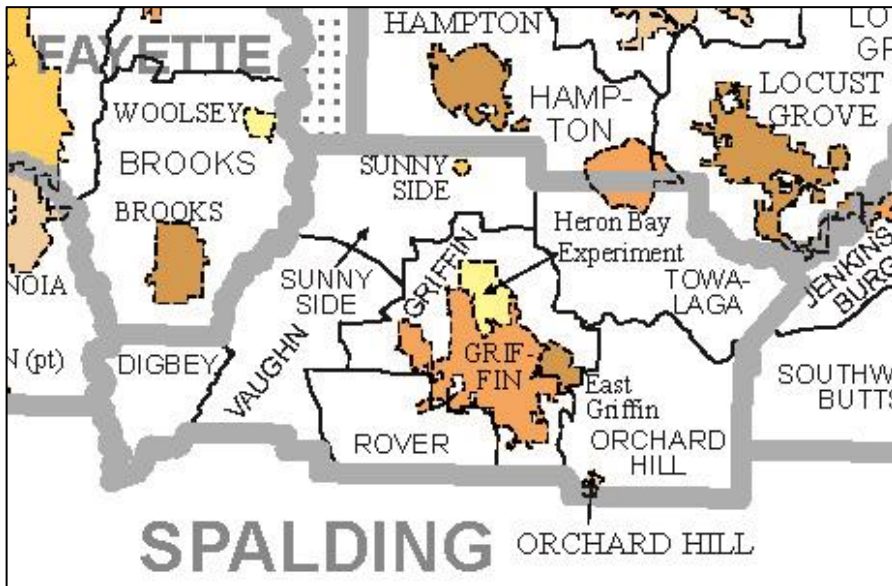
People of Hispanic or Latino descent, whether White, Black or of some other racial background, were under-represented compared to the statewide average at 4% versus 9%. The percentages of residents between the Planning Area and the city of Griffin were close, bracketing the countywide percentage of 3.8%.

## ■ Those Living in Parts of the Planning Area

While the Planning Area of the Comprehensive Plan encompasses all of Spalding County outside of the city of Griffin, the Planning Area itself comprises several geographic “Areas”. These Areas are based on geographic portions of the county defined by the Census Bureau as County Census Divisions, or CCDs. CCDs themselves are comprised of incorporated cities and towns, unincorporated “places” and unincorporated areas.

These various Census-defined areas are illustrated on the following map.

**Figure 1: Census Divisions and Component Areas - 2010**



Source: U.S. Census Bureau, 2010 Census

In order to be able to compare 2010 Census data with comparable data from 2000, when the CCDs were differently defined, the latest CCDs have been grouped into the Areas shown on the following table.

**Table 4: 2010 Population by Unincorporated Area**

Geographic Area	2010 Population	Percent of Planning Area	2010 Population per Sq Mile
<b>Griffin Area</b>	<b>18,882</b>	<b>46.7%</b>	<b>408.44</b>
East Griffin (Uninc Place)	1,451	3.6%	1,007.64
Experiment (Uninc Place)	2,894	7.2%	974.41
Remainder of Griffin Area (including Rover)	14,537	36.0%	347.61
<b>Digby/Vaughn Area</b>	<b>4,057</b>	<b>10.0%</b>	<b>92.90</b>
<b>Birdie/Sunny Side Area</b>	<b>5,969</b>	<b>14.8%</b>	<b>229.31</b>
City of Sunny Side	134	0.3%	670.00
Remainder of Birdie/Sunny Side Area	5,835	14.4%	225.90
<b>Towlaga (Ringgold) Area</b>	<b>5,973</b>	<b>14.8%</b>	<b>172.73</b>
Heron Bay (Uninc Place)	400	1.0%	243.90
Remainder of Ringgold Area	5,573	13.8%	169.14
<b>Orchard Hill Area</b>	<b>5,549</b>	<b>13.7%</b>	<b>173.19</b>
City of Orchard Hill	209	0.5%	580.56
Remainder of Orchard Hill Area	5,340	13.2%	168.56
<b>Planning Area Total</b>	<b>40,430</b>	<b>100.0%</b>	<b>221.47</b>

A little fewer than half of the people living in the Comprehensive Plan’s Planning Area reside in the various Areas surrounding the city of Griffin. The population density in this unincorporated Griffin Area is also the highest of all other Areas, with densities in the East Griffin and Experiment unincorporated places approaching the density found within the city.

The next most populous Area (in terms of population density) was the Birdie/Sunny Side Area lying north-northwest of Griffin, while the least populated Area lies west of Griffin—the Digby/Vaughn Area.

Comparing populations in the various portions of the Planning Area between the 2000 Census and the 2010 Census, as shown on Table 5, reveals the relative growth rates that occurred during that decade.

**Table 5: 2000-2010 Population Changes by Area and Countywide**

Geographic Area	2000 Population	2000 Population per Sq Mile	2010 Population	2010 Population per Sq Mile	2000-2010 Change: Population		2000-2010 Change: Population Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>16,071</b>	<b>347.63</b>	<b>18,882</b>	<b>408.44</b>	<b>2,811</b>	<b>14.9%</b>	<b>60.80</b>	<b>14.9%</b>
East Griffin (Uninc Place)	1,635	1,135.42	1,451	1,007.64	(184)	-12.7%	(127.78)	-12.7%
Experiment (Uninc Place)	3,233	1,088.55	2,894	974.41	(339)	-11.7%	(114.14)	-11.7%
Remainder of Griffin Area	11,203	267.89	14,537	347.61	3,334	22.9%	79.72	22.9%
<b>Digby/Vaughn Area</b>	<b>3,672</b>	<b>84.09</b>	<b>4,057</b>	<b>92.90</b>	<b>385</b>	<b>9.5%</b>	<b>8.82</b>	<b>9.5%</b>
<b>Birdie/Sunny Side Area</b>	<b>5,664</b>	<b>217.60</b>	<b>5,969</b>	<b>229.31</b>	<b>305</b>	<b>5.1%</b>	<b>11.72</b>	<b>5.1%</b>
City of Sunny Side	142	710.00	134	670.00	(8)	-6.0%	(40.00)	-6.0%
Remainder of Birdie/Sunny Side Area	5,522	213.78	5,835	225.90	313	5.4%	12.12	5.4%
<b>Towalaga (Ringgold) Area</b>	<b>4,445</b>	<b>128.54</b>	<b>5,973</b>	<b>172.73</b>	<b>1,528</b>	<b>25.6%</b>	<b>44.19</b>	<b>25.6%</b>
Heron Bay (Uninc Place)	n/a	n/a	400	243.90	400	n/a	n/a	n/a
Remainder of Ringgold Area	n/a	n/a	5,573	169.14	1,128	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>5,114</b>	<b>159.61</b>	<b>5,549</b>	<b>173.19</b>	<b>435</b>	<b>7.8%</b>	<b>13.58</b>	<b>7.8%</b>
City of Orchard Hill	230	638.89	209	580.56	(21)	-10.0%	(58.33)	-10.0%
Remainder of Orchard Hill Area	4,884	154.17	5,340	168.56	456	8.5%	14.39	8.5%
<b>Planning Area Total</b>	<b>34,966</b>	<b>191.54</b>	<b>40,430</b>	<b>221.47</b>	<b>5,464</b>	<b>13.5%</b>	<b>29.93</b>	<b>13.5%</b>
City of Griffin	23,451	1,684.70	23,643	1,698.49	192	0.8%	13.79	0.8%
Spalding County Total	58,417	297.33	64,073	326.12	5,656	8.8%	28.79	8.8%

The area surrounding Griffin—the unincorporated Griffin Area—while increasing in population by almost 15%, was outpaced by the Towalaga Area (known as Ringgold) with an overall population increase of 25.6%. A small portion of this growth (a little over one-quarter) can be attributed to the Heron Bay development, which extends into the county from Henry County to the north. The remainder of the growth in the Ringgold Area outside of Heron Bay (1,128 people), which includes Del Webb's Sun City development, still was an increase in the number of residents greater than any of the other Areas except the unincorporated Griffin Area.

Compared to the Comprehensive Plan's Planning Area, the city of Griffin increased its population between the 2000 Census and the 2010 Census by fewer than 200 residents (an increase of less than 1%). During this same period, the city added 888 housing units, but only 65 households (i.e., occupied housing units), suggesting a combination of lower average household sizes citywide and a higher recession-induced vacancy rate.

As a result of the very low 2000-2010 population increase in the city of Griffin compared to the Comprehensive Plan's Planning Area, the county as a whole increased in the number of people living in the county by only 8.8%.

## ■ Population Trends

Change has come slowly to Spalding County since 2010.

The data below in Table 6 are taken from the American Community Survey (ACS), conducted by the Census Bureau on an annual basis. The numbers for 2010 vary somewhat from the 2010 Census figures because the ACS is based on a sample survey rather than full counts of the total population. The data are useful, however, when viewing changes on a comparable basis over time.

The ACS estimates suggest that all of the increase in residents in Spalding County since 2010 has occurred in the Comprehensive Plan's Planning Area, with the city of Griffin experiencing a net loss in population.

The dynamics in the Planning Area are, however, intriguing. The survey data suggest that the school age population has been falling in number while those residents 65 and older has been increasing (rather dramatically).

**Table 6: Population Trends Since 2010**

Subject	2010			2014			2010-2014 Change		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Total population	63,304	23,600	39,704	63,946	23,425	40,521	642	(175)	817
AGE									
Under 5 years	4,721	1,852	2,869	4,473	1,875	2,598	(248)	23	(271)
5 to 9 years	4,737	1,873	2,864	4,063	1,420	2,643	(674)	(453)	(221)
10 to 14 years	4,092	1,449	2,864	4,821	2,026	2,795	729	577	(69)
15 to 19 years	4,562	1,846	2,643	4,076	1,613	2,463	(486)	(233)	(180)
20 to 64 years	37,202	13,179	24,023	37,141	13,321	23,820	(61)	142	(203)
65 to 84 years	7,144	2,940	4,204	8,480	2,757	5,723	1,336	(183)	1,519
85 years and over	846	461	385	892	413	479	46	(48)	94
ETHNICITY							-	-	-
White	40,862	11,008	29,854	41,345	10,560	30,785	483	(448)	931
Black or African American	21,232	12,094	9,138	21,681	12,305	9,376	449	211	238
All Other Races	2,107	733	1,374	2,134	1,051	1,083	27	318	(291)
Hispanic or Latino (any race)	2,272	1,363	909	2,659	1,225	1,434	387	(138)	525

Source: 2010 and 2014 American Community Survey, Bureau of the Census.

This is indicative of a population aging in place, while also attracting more mature families (without children) to new housing opportunities in the county, outside of Griffin.

Also of interest is the change in population among ethnic groups in the Planning Area. The area outside of Griffin has seen increases in the number of Whites, Blacks and Latinos (of any race) while the White and Latino populations have decreased in the city of Griffin. Since the number of new residents, both White and Black, outnumber the total population increase in the Planning Area, there may be an indication of some movement of families out of the city into the unincorporated areas of the county.

## Future Population Growth

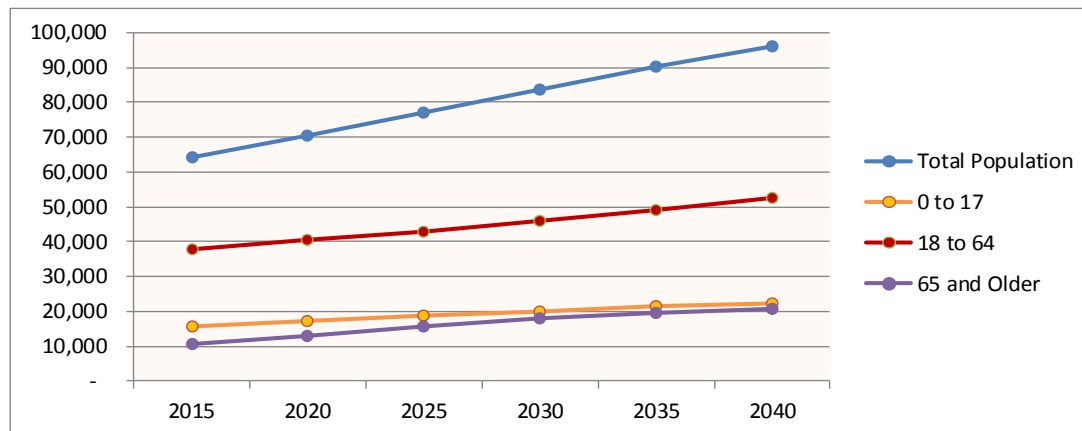
As noted on page 5, future growth in the county population was projected to the year 2040 as part of the County's Comprehensive Transportation Plan (CTP). The total number of people projected to reside in the county by 2040 is 95,964. Intervening years were not indicated.

Future growth by year can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P) in their 2016 data book for Georgia counties.

Although the W&P population forecast arrived at a different total for 2040 than the CTP forecast, it was based on an econometric model that inter-relates economic progress, future projections of economic activity and population change. The intervening years for the Spalding County forecast, therefore, can be estimated using the annual growth percentages developed by W&P, adjusted to the CTP 2040 target. The results are shown on Table 7.

**Table 7: Forecasts - Population and Households**

	2015	2020	2025	2030	2035	2040
Total Population	64,051	70,649	77,107	83,697	90,174	95,964
Population Aged 0 to 17	15,606	17,103	18,572	20,078	21,504	22,376
Population Age 18 to 64	37,804	40,466	42,902	45,825	49,240	52,728
Population Aged 65 and Older	10,640	13,079	15,633	17,793	19,430	20,861
Computed Avg Household Size	2.58	2.56	2.58	2.62	2.67	2.70
Number of Households	24,804	27,564	29,842	31,906	33,753	35,528



An added benefit of using the W&P econometric model results is that population by age brackets can also be derived, relative to the Spalding County population growth. As shown on Table 7, the county can expect a growing proportion of its population to be 65 and older, increasing from 17% of the population in 2015 to 22% in 2040. The proportion of children 17 or younger is projected to go down by about 1 percentage point, while the "working age" population is anticipated to go down from 59% to 55% by 2040 (still a total increase of over 14,900 people—40% more than in 2015).

The projected number of households is also shown on Table 7. The estimates are based on the gross average household size computed from the W&P data, which embraces people living in group quarters as well. (Group quarters include community living arrangements such as assisted living facilities, nursing homes and incarcerated individuals). As such, the numbers shown should be viewed as close approximations.

## Families

This section takes a look at the make-up of families in the county and the Planning Area. Technically, these are called “households” by the Census Bureau, with a “family household” consisting of two or more related individuals and a “nonfamily household” consisting of only one individual or several individuals that live together but are not related. We use the term “family” more generally to refer to all types of households.

The 2010 Census found that, of the total countywide population of 64,073, 1,226, or 1.9%, lived in “group quarters” (assisted living or nursing homes, or were institutionalized), leaving 62,847 living as families in housing units.

Of the 23,565 families that lived in the county in 2010, over 62% (14,624) resided outside of the city of Griffin in the Comprehensive Plan’s Planning Area.

**Table 8: Family Snapshot - 2010**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>HOUSEHOLD TYPE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
Family households *	16,869	71.6%	5,815	65.0%	11,054	75.6%	4.0	10.6
Male householder	10,232	43.4%	2,811	31.4%	7,421	50.7%	7.3	19.3
Female householder	6,637	28.2%	3,004	33.6%	3,633	24.8%	-3.4	-8.8
Nonfamily households **	6,696	28.4%	3,126	35.0%	3,570	24.4%	-4.0	-10.6
Male householder	3,073	13.0%	1,321	14.8%	1,752	12.0%	-1.0	-2.8
Living alone	2,419	10.3%	1,018	11.4%	1,401	9.6%	-0.7	-1.8
Female householder	3,623	15.4%	1,805	20.2%	1,818	12.4%	-3.0	-7.8
Living alone	3,109	13.2%	1,558	17.4%	1,551	10.6%	-2.6	-6.8
<b>HOUSEHOLD SIZE</b>								
Total households	23,565	100.0%	8,941	100.0%	14,624	100.0%		
1-person household	5,528	23.5%	2,576	28.8%	2,952	20.2%	-3.3	-8.6
2-person household	7,807	33.1%	2,670	29.9%	5,137	35.1%	2.0	5.2
3-person household	4,084	17.3%	1,483	16.6%	2,601	17.8%	0.5	1.2
4-person household	3,366	14.3%	1,179	13.2%	2,187	15.0%	0.7	1.8
5-person household	1,604	6.8%	575	6.4%	1,029	7.0%	0.2	0.6
6-person household	689	2.9%	277	3.1%	412	2.8%	-0.1	-0.3
7-or-more-person household	487	2.1%	181	2.0%	306	2.1%	0.0	0.1
Average household size	2.67		2.58		2.72		0.1	0.1

\*A family household has at least one member of the household related to the householder by birth, marriage, or adoption.

\*\* A nonfamily household consists of people living alone and households which do not have any members related to the householder.

Comparing the Planning Area to the county as a whole and to the city of Griffin, as shown on Table 8, a greater proportion of family households were located in the Planning Area—by 4 percentage points compared to the whole county and by almost 11 percentage points compared to the city. Conversely, nonfamily households were particularly represented in the city compared to the Planning Area.

As a corollary, 1-person households comprised a higher percentage in the city than the Planning Area, while 2-person households were a higher proportion in the Planning Area than the city (by 5.2 percentage points). Three and 4-person families also had higher percentages in the Planning Area, but only slightly, and the differences became insignificant for 5-person families and larger between the Planning Area and the city.



## ■ Tenure Status of Families

In 2010, Spalding County had a lower percentage of its families living in houses they owned (60.9%) compared to the statewide average of 65.7%, and conversely a higher percentage of families renting their homes (39.1%) than the Georgia average of 34.3%. The Planning Area, however, far exceeded the statewide average for home ownership at 74.2% and a much lower proportion renting their homes (25.8%).

**Table 9: Change in Housing Occupancy - 2000-2010**

Subject	Spalding County		Griffin		Planning Area	
	Number	Percent	Number	Percent	Number	Percent
<b>2000 Census</b>						
Total Households	21,519	100.0%	8,876	100.0%	12,643	100.0%
Home-Owner Households	13,521	62.8%	3,819	43.0%	9,702	76.7%
Renter Households	7,998	37.2%	5,057	57.0%	2,941	23.3%
<b>2010 Census</b>						
Total Households	23,565	100.0%	8,941	100.0%	14,624	100.0%
Home-Owner Households	14,362	60.9%	3,514	39.3%	10,848	74.2%
Renter Households	9,203	39.1%	5,427	60.7%	3,776	25.8%
<b>Change 2000-2010</b>						
Total Households	2,046		65		1,981	
Home-Owner Households	841	(1.9)	(305)	(3.7)	1,146	(2.6)
Renter Households	1,205	1.9	370	3.7	835	2.6

Between 2000 and 2010, however, the county, the city of Griffin and the Planning Area saw notable changes in the tenure status of its families, with a shift toward rental occupancy. While the Planning Area saw a shift of 2.6 percentage points from home ownership to rentals, the city of Griffin saw a more dramatic shift of 3.7 percentage points. This shift was witnessed at the statewide level also, but at a much more modest 1.8 percentage points from ownership to rental.

## Homes

Between the 2000 and 2010 Censuses, the number of housing units in Spalding County increased by a little more than 14% overall, growing from 23,001 to 26,777 (an increase of 3,776 homes). Overwhelmingly, both in numbers of units and percentage increase, this growth was concentrated in the Planning Area. The 888 new homes in Griffin represented an increase in the city's housing supply of 8.4%, while new homes added to the Planning Area (2,888) reflected an increase of almost 18%. Occupancy was also higher in the Planning Area than in Griffin by about 5 percentage points (90% versus 85%, respectively).

Home ownership in the Planning Area was the general rule in 2010, with about three-quarters (74.2%) of all homes occupied by their owners. Still, the number of renter-occupied homes increased by 835 units between 2000 and 2010, shifting occupancy from owner-occupied to renter-occupied by 2.56 percentage points.

In contrast, the majority of all occupied homes in Griffin in 2010 were rental units (60.7%), a shift of 3.7 percentages points from owner-occupied homes to renter-occupied homes between 2000 and 2010.

**Table 10: Total Housing Units by Occupancy**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Total housing units	23,001	100.0%	9,636	100.0%	13,365	100.0%		
Occupied housing units	21,519	93.6%	8,876	92.1%	12,643	94.6%	1.00	2.50
Owner occupied	13,521	62.8%	3,819	43.0%	9,702	76.7%	13.94	33.74
Renter occupied	7,998	37.2%	5,057	57.0%	2,941	23.3%	-13.94	-33.74
Vacant housing units	1,482	6.4%	760	7.9%	722	5.4%	-1.00	-2.50
<b>2010 Census</b>								
Total housing units	26,777	100.0%	10,524	100.0%	16,253	100.0%		
Occupied housing units	23,565	88.0%	8,941	85.0%	14,624	90.0%	1.98	4.98
Owner occupied	14,362	60.9%	3,514	39.3%	10,848	74.2%	13.28	34.88
Renter occupied	9,203	39.1%	5,427	60.7%	3,776	25.8%	-13.28	-34.88
Vacant housing units	3,212	12.0%	1,583	15.0%	1,629	10.0%	-1.98	-4.98
<b>Change 2000-2010</b>								
Total housing units	3,776		888		2,888			
Occupied housing units	2,046	(5.60)	65	(7.10)	1,981	(4.62)	0.98	2.48
Owner occupied	841	(1.90)	-305	(3.70)	1,146	(2.56)	(0.66)	1.14
Renter occupied	1,205	1.90	370	3.70	835	2.56	0.66	(1.14)
Vacant housing units	1,730	5.60	823	7.10	907	4.62	(0.98)	(2.48)

Comparing the Planning Area to the county as a whole, the changes in percentage points between 2000 and 2010 are all less than 1.0 point—an insignificant number. Compared to the city of Griffin, however, differences are more notable. For instance, while housing occupancy fell in the city by 7.1 points (from 92.1% in 2000 to 85% in 2010), the Planning Area saw a reduction of only 4.62 points on higher occupancy percentages (from 94.6% in 2000 to 90% in 2010). The shift from owner occupancy to renter occupancy in the Planning Area was also lower than in Griffin, but only by a little over 1.1 points.

It should be noted that changes in occupancy do not necessarily reflect new construction to the extent that owners were

forced to rent out their homes during the Great Recession.



## ■ The Housing Supply

This section examines the availability of vacant homes as an indicator of potential population absorption. Existing homes for sale or rent are not considered since replacing one household with another “averages out” as little or no change in the population.

In 2010, a little over 60% of all vacant housing units in Spalding County were available for sale or for rent. This was an increase over 2000 when a little over 50% were available. Between 2000 and 2010, the percentage of vacant units for rent was about the same, but the percentage for sale increased from almost 12% of all vacant units in 2000 to over 16% in 2010.

**Table 11: Availability of Vacant Housing**

Subject	Spalding County		Griffin		Planning Area		Planning Area Compared to	
	Number	Percent	Number	Percent	Number	Percent	County	Griffin
<b>2000 Census</b>								
Vacant housing units	1,482	100.0%	760	100.0%	722	100.0%		
For rent	644	43.5%	400	52.6%	244	33.8%	-9.70	-18.80
For sale only	172	11.6%	60	7.9%	112	15.5%	3.91	7.61
For personal use *	51	3.4%	10	1.3%	41	5.7%	2.28	4.38
Other vacant	487	32.9%	227	29.9%	260	36.0%	3.11	6.11
Available for sale or rent	816	55.1%	460	60.5%	356	49.3%	-5.75	-11.22
<b>2010 Census</b>								
Vacant housing units	3,212	100.0%	1,583	100.0%	1,629	100.0%		
For rent	1,408	43.8%	945	59.7%	463	28.4%	-15.38	-31.28
For sale only	524	16.3%	165	10.4%	359	22.0%	5.74	11.64
For personal use *	145	4.5%	37	2.3%	108	6.6%	2.13	4.33
Other vacant	958	29.8%	378	23.9%	580	35.6%	5.80	11.70
Available for sale or rent	1,932	60.1%	1,110	70.1%	822	50.5%	-9.69	-19.66
<b>Change 2000-2010</b>								
Vacant housing units	1,730		823		907			
For rent	764	0.30	545	7.10	219	-5.37	-5.67	-12.47
For sale only	352	4.70	105	2.50	247	6.53	1.83	4.03
For personal use *	94	1.10	27	1.00	67	0.95	-0.15	-0.05
Other vacant	471	-3.10	151	-6.00	320	-0.41	2.69	5.59
Available for sale or rent	1,116	5.09	650	9.59	466	1.15	-3.94	-8.44

\* For seasonal, recreational, or occasional use by the owner.

Housing that is considered “available” has been limited in Table 11 to homes that were for sale or rent. “Other vacant” units may be under repair, not in the market or dilapidated.

from almost 53% in 2000 to almost 60% in 2010. As a percentage of only available units, rentals represented 87% and 85% in 2000 and 2010.

In the Planning Area the differences were more dramatic. Between 2000 and 2010, the percentages of all vacant units for rent fell by well over 5 percentage points (from 33.8% to 28.4%). The percentages of homes for sale, on the other hand, soared from 15.5% in 2000 to 22% in 2010—an increase of over 6.5 percentage points. As a percentage of only available units, rentals were 68% and 56% in 2000 and 2010.

While available housing in the Planning Area more than doubled from 356 units to 822 over the decade, the percentages of all vacant units that were available remained about the same (49.3% versus 50.5%).

The number of units available for sale or rent in Griffin also more than doubled, but the percent of all vacant units that were available increased from over 60% in 2000 to a bit over 70% in 2010. Available units in Griffin were overwhelmingly for rent, increasing as a percentage of all vacant units

## Housing in the Unincorporated Areas

The following Table 12 compares housing counts in the various unincorporated Areas between the 2000 and the 2010 Censuses.

During that decade, the Towalaga (Ringgold) Area increased in the number of homes by 977 housing units, an increase of almost 37%. The area surrounding Griffin—the unincorporated Griffin Area—experienced a larger numerical increase of 1,215 but an overall percentage growth of only 16.5%. Notably, the Griffin Area increase reflected net decreases in the unincorporated places of East Griffin and Experiment, while housing growth in the rest of the unincorporated Griffin Area increased by 24% (1,341 homes).

Of the other portions of the Planning Area, none added more housing units than the city of Griffin itself, but all experienced a greater percentage of housing growth than Griffin except for the Birdie/Sunny Side Area (at 8.0% versus 8.4% for Griffin). Still, the small city of Sunny Side, adding only 8 housing units, outpaced the city of Griffin on a percentage basis.

In terms of trends in urbanization, the Ringgold Area again led the way in its increase in houses per square mile than any other unincorporated Area, growing by 36.9% from over 48 units/square mile to nearly 77. By 2010, however, the Ringgold Area was still less dense than the Griffin Area and the Birdie/Sunny Side Area.

**Table 12: 2000-2010 Housing Changes in the Unincorporated Areas**

Geographic area	2000 Housing units	2000 units per Sq Mile	2010 Housing units	2010 units per Sq Mile	2000-2010 Change: Housing Units		2000-2010 Change: Housing Density	
					Number	Percent	Number	Percent
<b>Griffin Area</b>	<b>6,170</b>	<b>133.46</b>	<b>7,385</b>	<b>159.74</b>	<b>1,215</b>	<b>16.5%</b>	<b>26.3</b>	<b>16.5%</b>
East Griffin (Uninc Place)	654	454.17	604	419.44	(50)	-8.3%	(34.7)	-8.3%
Experiment (Uninc Place)	1,259	423.91	1,183	398.32	(76)	-6.4%	(25.6)	-6.4%
Remainder of Griffin Area	4,257	101.79	5,598	133.86	1,341	24.0%	32.1	24.0%
<b>Digbey/Vaughn Area</b>	<b>1,437</b>	<b>32.91</b>	<b>1,683</b>	<b>38.54</b>	<b>246</b>	<b>14.6%</b>	<b>5.6</b>	<b>14.6%</b>
<b>Sunny Side Area</b>	<b>2,150</b>	<b>82.60</b>	<b>2,337</b>	<b>89.78</b>	<b>187</b>	<b>8.0%</b>	<b>7.2</b>	<b>8.0%</b>
City of Sunny Side	56	280.00	64	320.00	8	12.5%	40.0	12.5%
Remainder of Sunny Side Area	2,094	81.07	2,273	88.00	179	7.9%	6.9	7.9%
<b>Towalaga (Ringgold) Area</b>	<b>1,671</b>	<b>48.32</b>	<b>2,648</b>	<b>76.58</b>	<b>977</b>	<b>36.9%</b>	<b>28.3</b>	<b>36.9%</b>
Heron Bay (Uninc Place)	n/a	n/a	195	118.90	195	n/a	n/a	n/a
Remainder of Towalaga Area	n/a	n/a	2,453	74.45	782	n/a	n/a	n/a
<b>Orchard Hill Area</b>	<b>1,937</b>	<b>60.46</b>	<b>2,200</b>	<b>68.66</b>	<b>263</b>	<b>12.0%</b>	<b>8.2</b>	<b>12.0%</b>
Orchard Hill	94	261.11	94	261.11	-	0.0%	-	0.0%
Remainder of Orchard Hill Area	1,843	58.18	2,106	66.48	263	12.5%	8.3	12.5%
<b>Planning Area Total</b>	<b>13,365</b>	<b>73.21</b>	<b>16,253</b>	<b>89.03</b>	<b>2,888</b>	<b>17.8%</b>	<b>15.8</b>	<b>17.8%</b>
City of Griffin	9,636	692.24	10,524	756.03	888	8.4%	63.8	8.4%
Spalding County Total	23,001	117.07	26,777	136.29	3,776	14.1%	19.2	14.1%

Clearly, the unincorporated Ringgold Area was the “hot market” for new homes outside of the city of Griffin in terms of percentage growth and pace of urbanization, though the unincorporated Griffin Area held sway in the net numerical increase in homes as it continued to mature as an urban area of diverse neighborhoods.

## Housing Trends

The chart below that accompanies Table 13 illustrates the historic trend in housing construction, beginning with those authorized by building permits in 2001 and continuing through October 2016. While the tables on the previous pages provide a picture of the status of housing as of the 2010 Census, that year occurred during the depths of the Great Recession (the effects of which can clearly be seen on the chart reacting to the collapse of the housing market in late 2007-early 2008).

Throughout this period before and since 2001, housing development in Spalding County has been dominated by construction in the Planning Area, compared to the city of Griffin, through good times and bad.

The new housing units authorized by building permits dropped precipitously in Griffin as the Great Recession decimated the housing market in 2007-2008, and the city has yet to show much of a rebound (2 single-family homes issued permits in 2015 and 2016 through October).

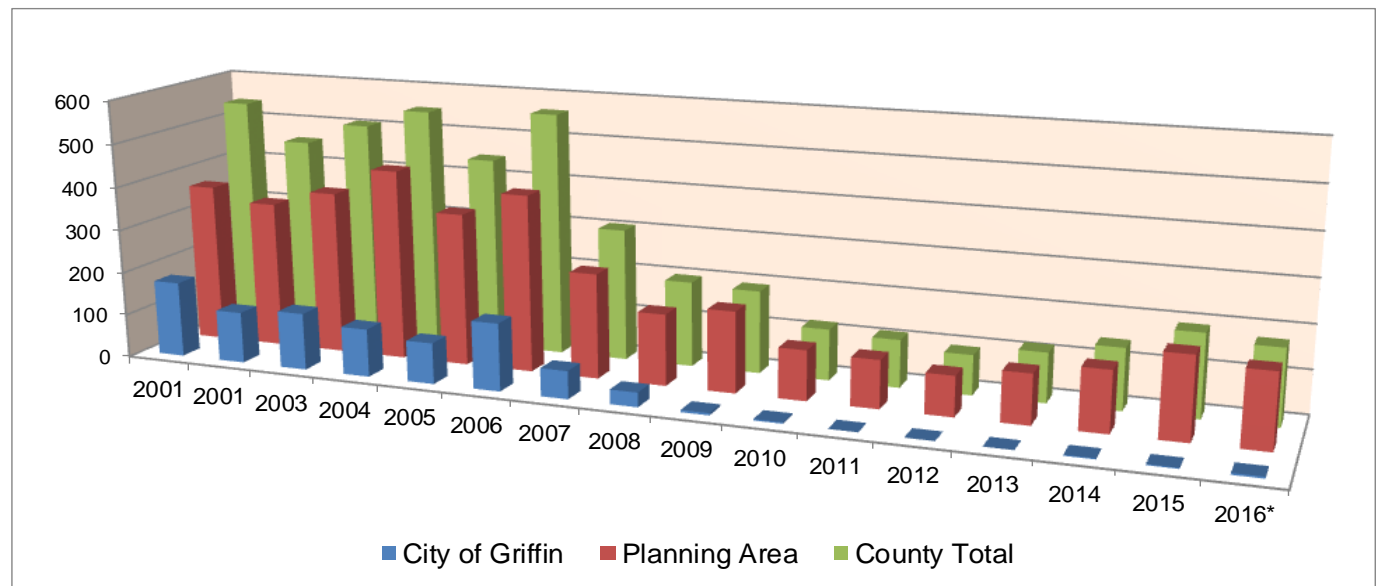
Housing construction authorized in the Planning Area, however, hit its lowest levels in 2011 and 2012, and has since rebounded with increases every year beginning in 2013.

Throughout this period, the vast majority of new housing has been single-family homes. The grand total of building permits for multi-family units 2001-2016

is 69 units (1.5% of the total), all of which were built in Griffin. As shown on the table to the right, 3,796, or 81%, of all units permitted in the county beginning in 2001 have been located in the Planning Area, and all were single-family units.

2001-2016	Spalding County	Griffin	Planning Area
Total	4,691	895	3,796
Single Family	4,622	826	3,796
Multi-Family	69	69	-

**Table 13: Housing Units Authorized by Building Permits**



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
City of Griffin	174	118	131	110	94	155	64	33	5	3	-	-	-	2	2	4
Planning Area	367	338	375	439	351	407	241	164	186	115	110	92	114	139	188	170
County Total	541	456	506	549	445	562	305	197	191	118	110	92	114	141	190	174

\* Building Permits issued through October 2016.

## Workers

The people who work in Spalding County, and the businesses and institutions that employ them, are the backbone of the county's economic base.

### ■ Regional Setting

Spalding County was part of the Atlanta Metropolitan Statistical Area (MSA) as far back as 1999, reflecting its economic ties to the region. As illustrated on the map of the Atlanta Region on the next page, by 2013 the Atlanta MSA had expanded beyond Spalding to include the adjacent counties of Meriwether, Pike, Lamar and Butts. Immediately to the north, Spalding County adjoins the 10-county region of the Atlanta Regional Commission. The city of Griffin itself became part of the Atlanta Urbanized Area in 2000.

Where Spalding County residents that had jobs actually worked, and where people come from that work in Spalding County, reflects these close economic ties to the region and are reflected in the commuting patterns reported in the 2010 Census. Following the map on the next page,

Table 14 shows the number of workers commuting into Spalding County (by the county where they live) and the counties to which workers that live in Spalding County commute to.

According to the 2010 Census, there were 25,727 people living in Spalding County that had jobs, of which 13,733 (53.4%) both lived in and worked in Spalding County. Of the remaining employed residents, by far the most (9,117 or 35.4% of all employed residents) worked in one or another of the 10 counties in the ARC region. Of those, 4,305 (over 47%—or almost half—of those commuting into the ARC region) worked in either Fayette or Henry County, immediately adjacent to Spalding.

Conversely, Spalding County provided a major resource in the way of jobs to many employees that lived in other counties.

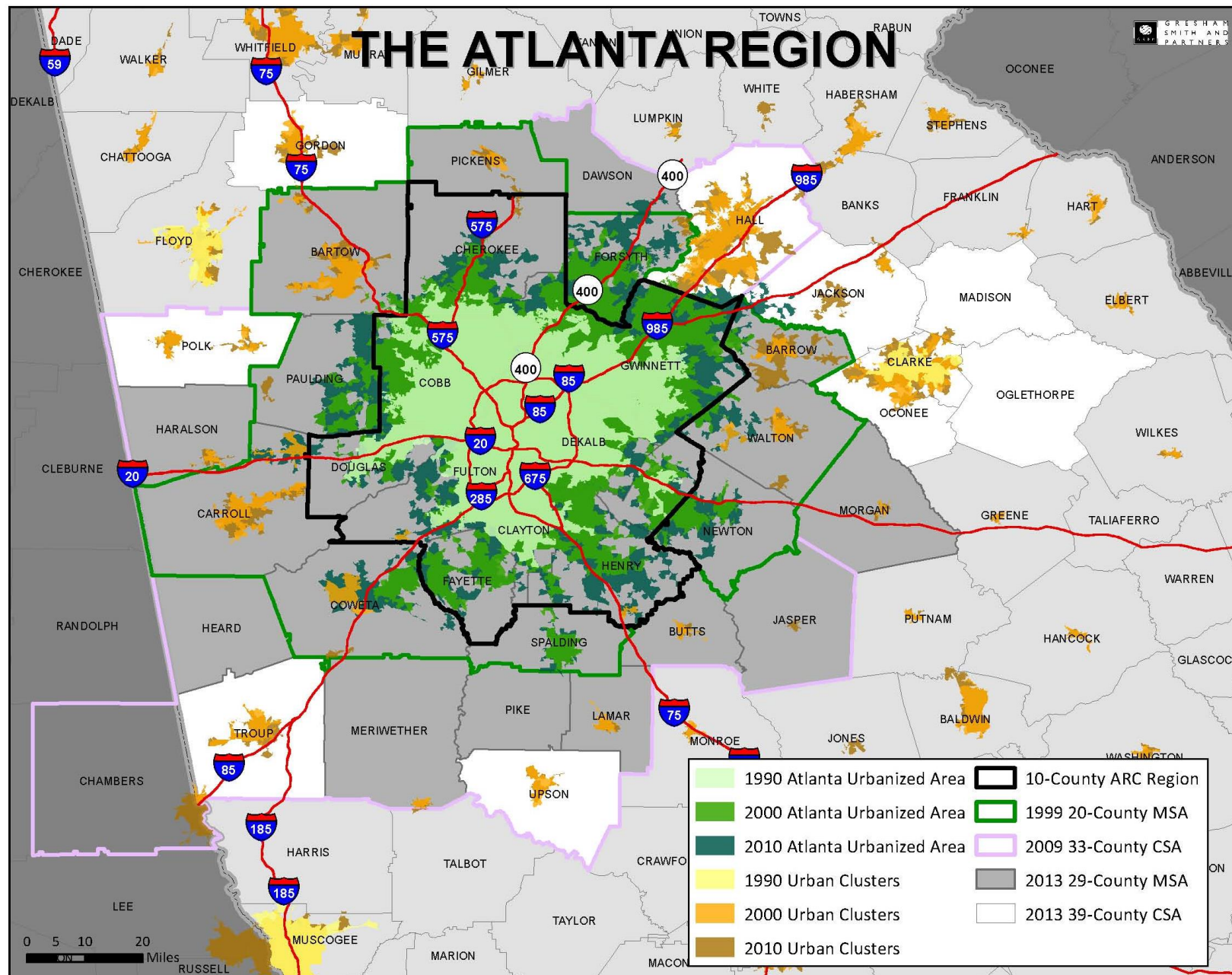
Total employment in Spalding County was reported by the 2010 Census to be 23,535, of which the 13,733 residents that worked in the county accounted for 58.4%. Many fewer workers commuted into the county from the ARC region (3,060 or 13%) than commuted into the ARC region from Spalding County. Of those commuting in from the ARC region, the clear majority (2,056) came in from Fayette or Henry County—accounting for over two-thirds of all commuters coming in from the ARC region.

The bulk of “outside” employees, 5,055 or 21.5% of all employees working in the county, commuted in from counties that are immediately adjacent to Spalding (other than ARC’s Fayette or Henry County). These adjacent counties are highlighted in bold on

Table 14. The chief contributors to Spalding County employment from adjacent counties were commuters from Butts, Lamar and Pike Counties.

Of the other counties not adjacent to Spalding County, the majority of commuters were from nearby Upson County (941) and Monroe County (320) which together produced over 77% of all commuters from the “other counties” category.





Note:

MSAs are delineated by the US Office of Management & Budget and are generally comprised of a large central city and surrounding areas (counties) that have strong social and economic ties to the central city or other parts of the MSA region.

**Table 14: Commuting Patterns - 2010**

Commuting to Spalding County From:		Commuting from Spalding County To:	
Spalding County	13,733	Spalding County	13,733
		Baldwin County	12
		Bartow County	19
		Berrien County	26
Bibb County	29	Bibb County	95
<b>Butts County</b>	<b>909</b>	<b>Butts County</b>	<b>630</b>
Carroll County	2		
Chatham County	19		
		<i>Cherokee County</i>	<i>6</i>
Clarke County	22	Clarke County	42
<i>Clayton County</i>	<i>500</i>	<i>Clayton County</i>	<i>1,939</i>
<i>Cobb County</i>	<i>113</i>	<i>Cobb County</i>	<i>119</i>
Coffee County	5		
<b>Coweta County</b>	<b>104</b>	<b>Coweta County</b>	<b>548</b>
Crawford County	14		
		<i>DeKalb County</i>	<i>445</i>
<i>DeKalb County</i>	<i>207</i>	Dougherty County	33
		<i>Douglas County</i>	<i>26</i>
<i>Fayette County</i>	<i>527</i>	<i>Fayette County</i>	<i>1,507</i>
Forsyth County	24		
		<i>Fulton County</i>	<i>2,103</i>
<i>Fulton County</i>	<i>57</i>	<i>Gwinnett County</i>	<i>138</i>
<i>Gwinnett County</i>	<i>127</i>	Hall County	19

ARC Region Counties  
Other Adjacent Counties

*Red type*  
**Bold Black type**

Adjacent Counties in ARC Region

*Italicized Bold Red type*

Commuting to Spalding County From:		Commuting from Spalding County To:	
Harris County	22		
<i>Henry County</i>	<i>1,529</i>	<i>Henry County</i>	<i>2,798</i>
		Houston County	14
Jasper County	36		
<b>Lamar County</b>	<b>1,956</b>	<b>Lamar County</b>	<b>498</b>
		Lowndes County	14
		McIntosh County	18
<b>Meriwether County</b>	<b>34</b>	<b>Meriwether County</b>	<b>47</b>
Monroe County	320	Monroe County	77
Morgan County	15		
Muscogee County	9		
Newton County	110	Newton County	13
Paulding County	16	Paulding County	49
<b>Pike County</b>	<b>2,052</b>	<b>Pike County</b>	<b>261</b>
Polk County	21		
		Richmond County	29
		<i>Rockdale County</i>	<i>36</i>
Talbot County	6		
Troup County	10	Troup County	27
Upton County	941	Upton County	171
Walton County	13		
Out of State	53	Out of State	235

**Commuting From:**

ARC Region	3,060
Other Adjacent Counties	5,055
Other Counties	1,634
Out of State	53
Spalding County	13,733
<b>Total Workers</b>	<b>23,535</b>

**Commuting To:**

ARC Region	9,117
Other Adjacent Counties	1,984
Other Counties	658
Out of State	235
Spalding County	13,733
<b>Total Workers</b>	<b>25,727</b>

## ■ Employment by Industry

The employment data on Table 15 is particularly pertinent to understanding the economic base of the county because it focuses on private businesses having at least one employee. Most government workers and sole proprietors are not included.

The number of business workers in 2005 predates the Great Recession, which started with the collapse of the housing market in 2007-2008. The country was still in the depths of the recession in 2010, with recovery only beginning to take hold by 2014.

**Table 15: Spalding County Employment by Industry**

Type of Industry	2005 Employees	2010 employees	2014 employees	Change 2005-2010	Change 2010-2014	Change 2005-2014
Total for all sectors	20,263	16,317	16,898	(3,946)	581	(3,365)
Agriculture, forestry, fishing and hunting	a	a	a			
Mining	a	a	a			
Construction	1,001	450	355	(551)	(95)	(646)
Manufacturing	5,394	2,959	2,888	(2,435)	(71)	(2,506)
Wholesale trade	648	394	550	(254)	156	(98)
Retail trade	3,192	2,676	2,620	(516)	(56)	(572)
Transportation and warehousing	246	225	194	(21)	(31)	(52)
Information	216	146	a	(70)		
Finance and insurance	595	a	457			(138)
Real estate and rental and leasing	250	209	175	(41)	(34)	(75)
Professional, scientific, and technical services	380	378	392	(2)	14	12
Management of companies and enterprises	a	a	a			
Administrative and support, waste mgt & remediation	1,194	813	1,828	(381)	1,015	634
Educational services	50	126	106	76	(20)	56
Health care and social assistance	3,523	4,129	4,251	606	122	728
Arts, entertainment, and recreation	139	199	138	60	(61)	(1)
Accommodation and food services	1,828	2,002	1,838	174	(164)	10
Other services (except public administration)	1,208	960	910	(248)	(50)	(298)
Suppressed data (total)	399	651	196	252	(455)	(203)

a - data suppressed for confidentiality.

The number of employees shown is for all operating establishments with one or more paid employees. Excluded are most government employees, railroad employees, and self-employed persons.

Source: U.S. Census Bureau, County Business Patterns for years indicated.

Without question, Spalding County businesses were hit hard by the recession, with a loss in employment of almost 4,000 workers by 2010—a 20% reduction. By 2014 the recovery was very limited, with total losses since 2005 coming down to only about 3,400 workers—still a loss of almost 17% from 2005 levels.

Major industries that lost workers during the recession (and continued to lose to 2014) include Construction (down 65%), Manufacturing (down 46.5%), and Retail Trade (down 17.9%), while Wholesale Trade struggled back to a net loss of 15.1%.

On the brighter side, jobs in Administrative industries rebounded to a 53% gain in workers by 2014, and Health Care and Social Assistance increased employment throughout the recession to a 21% increase over 2005.

It is important to note that the Census data is based on employed persons, not jobs per se. Thus, a person holding down two jobs is counted only once by the Census. As noted, the jobs on Table 15 exclude sole proprietors and businesses that have no employees. Woods & Poole Economics is one source that reports jobs, not just employed persons, based on data from the US Bureau of Labor Statistics. Their data indicate a total of 28,903 jobs in the county in 2010, 29,647 in 2014 (a modest 2.6% increase) and an estimated 30,643 in 2016 (a 6% increase over 2010).

### ■ Employment by Occupation

The tables on the next pages take a different view of employment in the county, focusing on the occupations of people that live in the county and their earnings, as opposed to all employees that work for companies in the county regardless of where they live.

Also, unlike the figures for employment by industry, above, the following tables include all working residents, including government employees and sole proprietors. Although there is a difference between the total employed population in 2010 shown on Table 16 (26,490) and the number of county residents that either worked in Spalding County or commuted to some other county as reported by the Census (Table 14—25,727), the difference is minor (<3%) and results from differing methodologies.

It is important, however, that the numbers on the following tables are taken from the American Community Survey (ACS), which is prepared by the Census Bureau but are estimates extrapolated from partial survey data, not actual counts.

As noted earlier, 2010 was a point in time at the severest depths of the Great Recession, while 2014 is generally regarded as a year during which the country was beginning to recover. That recovery, however, was not evident by 2014 in Spalding County.

The raw numbers for the two benchmark years are shown on Table 16. Between 2010 and 2014, the ACS estimated that the number of employed county residents continued to fall, from

26,490 workers to 23,574, a reduction of over 2,900 jobs, or 11%. In contrast, the workers employed in private businesses shown on Table 15 were reported to have increased overall, during the same time period, by 581 (a small but positive increase of 3.6% over 2010).

Median earnings for county residents in the various occupations in 2010 and 2014 are also shown on Table 16. Unlike the reduction in the number of workers during the same time period, increases and decreases in the earning medians reveal no particular patterns but hold some interest nonetheless.

While Table 16 shows the number of working residents, experiencing across-the-board reductions in all major categories, it provides a clearer picture of which occupations “held their own” in spite of the difficult economic times.

In spite of being fewer in number in 2014 than in 2010, the relative percentages of employees in each occupational category provides an important view of those occupations that are “growing” or “shrinking” in importance to the Spalding County residents. For instance, while Table 16 shows that the number of residents employed in Management occupations fell by 536 between 2010 and 2014, Table 18 reveals that those in the Management occupations actually increased in their proportion of all workers by 3% (although their median earnings fell by 1.8%). A modest increase occurred in the share of workers in the Service occupations, in spite of an amazing increase of 116% in Healthcare Support workers, and workers involved in Sales and Office occupations jumped 5.5% overall, led by salespeople themselves with a 19% increase. As would be expected, the proportion of residents working in Construction and Production occupations fell dramatically.

Interestingly, though a small group—lawyers and others in the legal occupations—increased in a relatively insignificant number, the increase from 0.5% to 1.5% of all employees in the county represented an increase in proportion by almost 220%.



**Table 16: Occupations of Residents of Spalding County**

Occupational Categories and Subcategories	Number of Employees			Median Earnings per Employee		
	2010 Total Employees	2014 Total Employees	Change 2010-2014	2010 Median earnings	2014 Median earnings	Change 2010-2014
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>23,574</b>	<b>-2,916</b>	<b>28,499</b>	<b>28,810</b>	<b>311</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>5,886</b>	<b>-536</b>	<b>43,033</b>	<b>42,277</b>	<b>-756</b>
Management, business, and financial occupations:	2,425	2,170	-255	44,872	44,111	-761
<i>Management</i>	1,762	1,652	-110	45,478	45,658	180
<i>Business and financial operations</i>	663	518	-145	44,004	38,500	-5,504
<b>Computer, engineering, and science occupations:</b>	<b>577</b>	<b>483</b>	<b>-94</b>	<b>44,983</b>	<b>52,610</b>	<b>7,627</b>
<i>Computer and mathematical occupations</i>	188	173	-15	36,556	61,250	24,694
<i>Architecture and engineering</i>	319	242	-77	48,482	54,231	5,749
<i>Life, physical, and social sciences</i>	70	68	-2	45,294	36,346	-8,948
<b>Education, legal, community service, arts, and media:</b>	<b>2,172</b>	<b>2,158</b>	<b>-14</b>	<b>37,545</b>	<b>41,800</b>	<b>4,255</b>
<i>Community and social services</i>	408	275	-133	30,587	30,216	-371
<i>Legal occupations</i>	121	343	222	127,386	61,705	-65,681
<i>Education, training, and library occupations</i>	1,453	1,377	-76	39,384	40,417	1,033
<i>Arts, design, entertainment, sports, and media</i>	190	163	-27	25,517	48,583	23,066
<b>Healthcare practitioner and technical occupations:</b>	<b>1,248</b>	<b>1,075</b>	<b>-173</b>	<b>45,625</b>	<b>37,973</b>	<b>-7,652</b>
<i>Health diagnosing and treating practitioners and other tech</i>	673	554	-119	61,250	53,824	-7,426
<i>Health technologists and technicians</i>	575	521	-54	33,229	26,250	-6,979
<b>Service occupations:</b>	<b>4,751</b>	<b>4,340</b>	<b>-411</b>	<b>16,127</b>	<b>17,460</b>	<b>1,333</b>
Healthcare support occupations	454	874	420	14,451	16,009	1,558
Protective service occupations:	796	779	-17	38,654	42,140	3,486
<i>Fire fighting and prevention, and other protective services</i>	423	398	-25	33,618	43,654	10,036
<i>Lawenforcement workers including supervisors</i>	373	381	8	44,761	40,110	-4,651
Food preparation and serving related occupations	1,405	1,150	-255	8,757	13,347	4,590
Building and grounds cleaning and maintenance	1,415	1,044	-371	18,567	19,068	501
Personal care and service occupations	681	493	-188	7,948	15,632	7,684
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>6,176</b>	<b>-402</b>	<b>25,283</b>	<b>25,034</b>	<b>-249</b>
Sales and related occupations	2,601	2,754	153	17,660	19,861	2,201
Office and administrative support	3,977	3,422	-555	28,761	26,437	-2,324
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>2,480</b>	<b>-611</b>	<b>29,629</b>	<b>32,786</b>	<b>3,157</b>
Farming, fishing, and forestry	12	43	31	a	20,919	
Construction and extraction occupations	1,963	1,192	-771	26,862	27,500	638
Installation, maintenance, and repair	1,116	1,245	129	32,288	39,878	7,590
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>4,692</b>	<b>-956</b>	<b>27,861</b>	<b>27,016</b>	<b>-845</b>
Production	2,921	2,136	-785	27,386	26,661	-725
Transportation	1,523	1,415	-108	38,295	33,902	-4,393
Material moving	1,204	1,141	-63	23,357	17,294	-6,063

Notes for this and the following table:

a - too few sample observations were available to compute an estimate.

2010 and 2014 median earnings are shown in then-current 2010 and 2014 dollars, respectively.

Source: U.S. Census Bureau, American Community Survey for 2000 and 2014.

**Table 17: Occupations of Residents of the Planning Area**

Occupational Categories and Subcategories	Number of Employees: 2010			Number of Employees: 2014		
	Spalding County	Griffin	Planning Area	Spalding County	Griffin	Planning Area
<b>Civilian employed population 16 years and over</b>	<b>26,490</b>	<b>9,112</b>	<b>17,378</b>	<b>23,574</b>	<b>8,094</b>	<b>15,480</b>
<b>Management, business, science, and arts occupations:</b>	<b>6,422</b>	<b>2,237</b>	<b>4,185</b>	<b>5,886</b>	<b>1,974</b>	<b>3,912</b>
Management, business, and financial occupations:	2,425	802	1,623	2,170	661	1,509
<i>Management</i>	1,762	520	1,242	1,652	441	1,211
<i>Business and financial operations</i>	663	282	381	518	220	298
Computer, engineering, and science occupations:	577	249	328	483	199	284
<i>Computer and mathematical occupations</i>	188	119	69	173	131	42
<i>Architecture and engineering</i>	319	113	206	242	55	187
<i>Life, physical, and social sciences</i>	70	17	53	68	13	55
Education, legal, community service, arts, and media:	2,172	828	1,344	2,158	812	1,346
<i>Community and social services</i>	408	125	283	275	58	217
<i>Legal occupations</i>	121	48	73	343	142	201
<i>Education, training, and library occupations</i>	1,453	566	887	1,377	521	856
<i>Arts, design, entertainment, sports, and media</i>	190	89	101	163	91	72
Healthcare practitioner and technical occupations:	1,248	358	890	1,075	302	773
<i>Health diagnosing and treating practitioners and other tech</i>	673	252	421	554	213	341
<i>Health technologists and technicians</i>	575	106	469	521	89	432
<b>Service occupations:</b>	<b>4,751</b>	<b>2,070</b>	<b>2,681</b>	<b>4,340</b>	<b>1,872</b>	<b>2,468</b>
Healthcare support occupations	454	254	200	874	432	442
Protective service occupations:	796	224	572	779	131	648
<i>Fire fighting and prevention, and other protective services</i>	423	143	280	398	63	335
<i>Lawenforcement workers including supervisors</i>	373	81	292	381	68	313
Food preparation and serving related occupations	1,405	661	744	1,150	529	621
Building and grounds cleaning and maintenance	1,415	765	650	1,044	605	439
Personal care and service occupations	681	166	515	493	175	318
<b>Sales and office occupations:</b>	<b>6,578</b>	<b>2,161</b>	<b>4,417</b>	<b>6,176</b>	<b>1,954</b>	<b>4,222</b>
Sales and related occupations	2,601	904	1,697	2,754	1,052	1,702
Office and administrative support	3,977	1,257	2,720	3,422	902	2,520
<b>Natural resources, construction, and maint occupations:</b>	<b>3,091</b>	<b>824</b>	<b>2,267</b>	<b>2,480</b>	<b>645</b>	<b>1,835</b>
Farming, fishing, and forestry	12	0	12	43	34	9
Construction and extraction occupations	1,963	663	1,300	1,192	376	816
Installation, maintenance, and repair	1,116	161	955	1,245	235	1,010
<b>Production, transportation, and moving occupations:</b>	<b>5,648</b>	<b>1,820</b>	<b>3,828</b>	<b>4,692</b>	<b>1,649</b>	<b>3,043</b>
Production	2,921	988	1,933	2,136	827	1,309
Transportation	1,523	298	1,225	1,415	317	1,098
Material moving	1,204	534	670	1,141	505	636

Between 2010 and 2014, employed residents in the Planning Area dropped by about 1,900 (almost 11%—equivalent to the reduction countywide). As a percentage of countywide employed residents, the Planning Area remained on a par with the county as a whole, with 65.7% of all working residents in the county in 2014, compared to 65.6% in 2010.

Some changes in specific occupations, however, considering both the percentage change and the number of workers, were notable.

The Planning Area percentage of countywide employed residents particularly increased by 2014 in the following occupations: Community and Social Services jobs (69.4% to 78.9%), Healthcare Support (44.1% to 50.6%), and Protective Services (71.9% to 83.2%). A lesser increase occurred in Management (70.5% to 73.3%), and Office Support occupations (68.4% to 73.6%).

On the other hand, a notable reduction was seen in Personal Care and Services workers (75.6% to 64.5%), and to a lesser extent in Production (66.2% to 61.3%) and Transportation (80.4% to 77.6%).

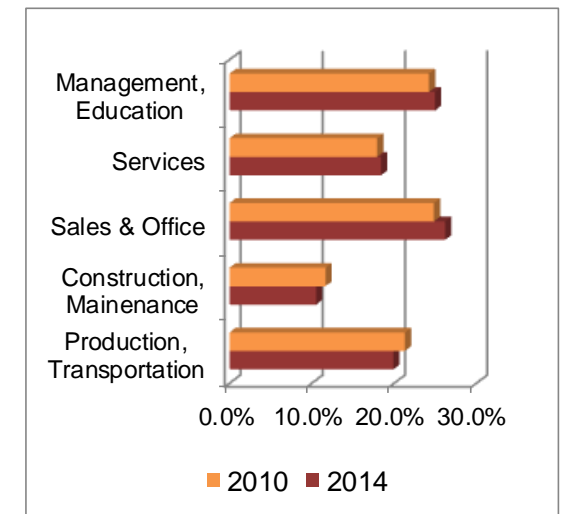
**Table 18: Employment and Earnings Trend - Countywide**

Occupational Categories and Subcategories	Employees as a % of Total		Change 2010-2014	
	2010 % Employees	2014 % Employees	Percent of Employees	Median earnings
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>1.1%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.2%</b>	<b>25.0%</b>	<b>3.0%</b>	<b>-1.8%</b>
Management, business, and financial occupations:	9.2%	9.2%	0.6%	-1.7%
<i>Management</i>	6.7%	7.0%	5.4%	0.4%
<i>Business and financial operations</i>	2.5%	2.2%	-12.2%	-12.5%
Computer, engineering, and science occupations:	2.2%	2.0%	-5.9%	17.0%
<i>Computer and mathematical occupations</i>	0.7%	0.7%	3.4%	67.6%
<i>Architecture and engineering</i>	1.2%	1.0%	-14.8%	11.9%
<i>Life, physical, and social sciences</i>	0.3%	0.3%	9.2%	-19.8%
Education, legal, community service, arts, and media:	8.2%	9.2%	11.6%	11.3%
<i>Community and social services</i>	1.5%	1.2%	-24.3%	-1.2%
<i>Legal occupations</i>	0.5%	1.5%	218.5%	-51.6%
<i>Education, training, and library occupations</i>	5.5%	5.8%	6.5%	2.6%
<i>Arts, design, entertainment, sports, and media</i>	0.7%	0.7%	-3.6%	90.4%
Healthcare practitioner and technical occupations:	4.7%	4.6%	-3.2%	-16.8%
<i>Health diagnosing and treating practitioners and other tech</i>	2.5%	2.4%	-7.5%	-12.1%
<i>Health technologists and technicians</i>	2.2%	2.2%	1.8%	-21.0%
<b>Service occupations:</b>	<b>17.9%</b>	<b>18.4%</b>	<b>2.6%</b>	<b>8.3%</b>
Healthcare support occupations	1.7%	3.7%	116.3%	10.8%
Protective service occupations:	3.0%	3.3%	10.0%	9.0%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	1.7%	5.7%	29.9%
<i>Law enforcement workers including supervisors</i>	1.4%	1.6%	14.8%	-10.4%
Food preparation and serving related occupations	5.3%	4.9%	-8.0%	52.4%
Building and grounds cleaning and maintenance	5.3%	4.4%	-17.1%	2.7%
Personal care and service occupations	2.6%	2.1%	-18.7%	96.7%
<b>Sales and office occupations:</b>	<b>24.8%</b>	<b>26.2%</b>	<b>5.5%</b>	<b>-1.0%</b>
Sales and related occupations	9.8%	11.7%	19.0%	12.5%
Office and administrative support	15.0%	14.5%	-3.3%	-8.1%
<b>Natural resources, construction, and maint occupations:</b>	<b>11.7%</b>	<b>10.5%</b>	<b>-9.8%</b>	<b>10.7%</b>
Farming, fishing, and forestry	a	0.2%		
Construction and extraction occupations	7.4%	5.1%	-31.8%	2.4%
Installation, maintenance, and repair	4.2%	5.3%	25.4%	23.5%
<b>Production, transportation, and moving occupations:</b>	<b>21.3%</b>	<b>19.9%</b>	<b>-6.7%</b>	<b>-3.0%</b>
Production	11.0%	9.1%	-17.8%	-2.6%
Transportation	5.7%	6.0%	4.4%	-11.5%
Material moving	4.5%	4.8%	6.5%	-26.0%

As discussed on page 22, between the 2010 and 2014 surveys by the Census Bureau, gains were observed in the share of all employees in the county in the Management category (especially Legal and Education jobs), Services (particularly Healthcare Support) and Sales and Office occupations.

Decreases in jobs participation occurred in Construction and Production occupations (while the percentage share went up for Maintenance and Repair jobs). Figure 2 illustrates the changes by major category.

**Figure 2: Change in Percent of Employment Share – 2010-2014**

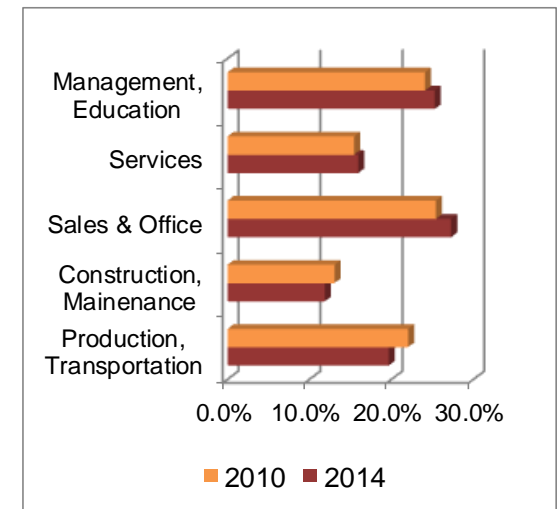


**Table 19: Employment Trend - Planning Area**

Occupational Categories and Subcategories	Employees as a % of Total		2014 Percent	
	2010 % Employees	2014 % Employees	of 2010 (Change)	of County Total
<b>Civilian employed population 16 years and over</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>65.7%</b>
<b>Management, business, science, and arts occupations:</b>	<b>24.1%</b>	<b>25.3%</b>	<b>4.9%</b>	<b>16.6%</b>
Management, business, and financial occupations:	9.3%	9.7%	4.4%	6.4%
<i>Management</i>	7.1%	7.8%	9.5%	5.1%
<i>Business and financial operations</i>	2.2%	1.9%	-12.2%	1.3%
Computer, engineering, and science occupations:	1.9%	1.8%	-2.8%	1.2%
<i>Computer and mathematical occupations</i>	0.4%	0.3%	-31.7%	0.2%
<i>Architecture and engineering</i>	1.2%	1.2%	1.9%	0.8%
<i>Life, physical, and social sciences</i>	0.3%	0.4%	16.5%	0.2%
Education, legal, community service, arts, and media:	7.7%	8.7%	12.4%	5.7%
<i>Community and social services</i>	1.6%	1.4%	-13.9%	0.9%
<i>Legal occupations</i>	0.4%	1.3%	209.1%	0.9%
<i>Education, training, and library occupations</i>	5.1%	5.5%	8.3%	3.6%
<i>Arts, design, entertainment, sports, and media</i>	0.6%	0.5%	-20.0%	0.3%
Healthcare practitioner and technical occupations:	5.1%	5.0%	-2.5%	3.3%
<i>Health diagnosing and treating practitioners and other tech</i>	2.4%	2.2%	-9.1%	1.4%
<i>Health technologists and technicians</i>	2.7%	2.8%	3.4%	1.8%
<b>Service occupations:</b>	<b>15.4%</b>	<b>15.9%</b>	<b>3.3%</b>	<b>10.5%</b>
Healthcare support occupations	1.2%	2.9%	148.1%	1.9%
Protective service occupations:	3.3%	4.2%	27.2%	2.7%
<i>Fire fighting and prevention, and other protective services</i>	1.6%	2.2%	34.3%	1.4%
<i>Law enforcement workers including supervisors</i>	1.7%	2.0%	20.3%	1.3%
Food preparation and serving related occupations	4.3%	4.0%	-6.3%	2.6%
Building and grounds cleaning and maintenance	3.7%	2.8%	-24.2%	1.9%
Personal care and service occupations	3.0%	2.1%	-30.7%	1.3%
<b>Sales and office occupations:</b>	<b>25.4%</b>	<b>27.3%</b>	<b>7.3%</b>	<b>17.9%</b>
Sales and related occupations	9.8%	11.0%	12.6%	7.2%
Office and administrative support	15.7%	16.3%	4.0%	10.7%
<b>Natural resources, construction, and maint occupations:</b>	<b>13.0%</b>	<b>11.9%</b>	<b>-9.1%</b>	<b>7.8%</b>
Farming, fishing, and forestry	0.1%	0.1%	-15.8%	0.0%
Construction and extraction occupations	7.5%	5.3%	-29.5%	3.5%
Installation, maintenance, and repair	5.5%	6.5%	18.7%	4.3%
<b>Production, transportation, and moving occupations:</b>	<b>22.0%</b>	<b>19.7%</b>	<b>-10.8%</b>	<b>12.9%</b>
Production	11.1%	8.5%	-24.0%	5.6%
Transportation	7.0%	7.1%	0.6%	4.7%
Material moving	3.9%	4.1%	6.6%	2.7%

The changes in employment in the Planning Area, as a percentage of Planning Area workers (not of countywide resident workers discussed on page 24), closely mirror the changes countywide, with increases in Management, Services and Sales occupations between 2010 and 2014, and reductions in working residents in Construction and Production.

**Figure 3: Percent Change in Planning Area Employment Share**



The number of Planning Area residents in each occupational category as percentages of all workers in the county in 2014 are also shown on Table 19.

## ■ Future Employment Growth

As part of the preparation of the County's Comprehensive Transportation Plan (CTP), future growth in county employment was projected to the year 2040. The total number of employees is anticipated to increase from 28,501 in 2015, to 42,822 by 2040. Although no breakdown by type of employment was prepared for the CTP, future growth by type of industry can be extrapolated from the countywide forecasts prepared by Woods & Poole Economics (W&P for short) in their 2016 data book for Georgia counties.

First, the W&P forecasts for each type of industry have been calculated as percentages of total employment for each of the 5-year increments shown on Table 20. The CTP totals for 2015 and 2040 were then substituted for the W&P totals, and the percentages were then used to distribute the totals to each of the industry categories. For the intervening 5-year increments, the W&P rates of growth were applied to the totals between the 2015 and 2040 totals, and also distributed to the various categories as above. The assumption is that the W&P econometric model will guide future growth in the county.

**Table 20: Employment Projections to 2040**

Type of Industry	Number of Employees						Change 2015-2040		
	2015	2020	2025	2030	2035	2040	Number	% Increase	% of Total
Agriculture, forestry, fishing and hunting	282	322	322	321	319	317	35	12.4%	0.2%
Mining, quarrying, oil and gas extraction	61	70	72	72	74	76	15	24.6%	0.1%
Construction	1,294	1,676	1,869	2,020	2,152	2,285	991	76.6%	6.9%
Manufacturing	2,550	2,761	2,572	2,371	2,177	1,991	(559)	-21.9%	-3.9%
Wholesale trade	806	942	950	953	950	939	133	16.5%	0.9%
Retail trade	2,985	3,459	3,452	3,433	3,405	3,366	381	12.8%	2.7%
Transportation and warehousing	549	654	695	738	779	817	268	48.8%	1.9%
Information	191	217	216	214	213	211	20	10.5%	0.1%
Finance and insurance	744	914	965	999	1,015	1,019	275	37.0%	1.9%
Real estate and rental and leasing	925	1,149	1,253	1,364	1,481	1,599	674	72.9%	4.7%
Professional, scientific, and tech services	770	933	995	1,063	1,135	1,212	442	57.4%	3.1%
Management of companies & enterprises	89	103	106	105	104	102	13	14.6%	0.1%
Administrative and waste management	3,195	3,903	4,204	4,496	4,759	4,973	1,778	55.6%	12.4%
Educational services	207	266	301	338	375	409	202	97.6%	1.4%
Health care and social assistance	4,593	5,972	6,815	7,732	8,684	9,635	5,042	109.8%	35.2%
Arts, entertainment, and recreation	345	435	485	538	594	649	304	88.1%	2.1%
Accommodation and food services	1,980	2,412	2,572	2,708	2,806	2,909	929	46.9%	6.5%
Other services (except public admin)	2,204	2,714	2,943	3,188	3,447	3,715	1,511	68.6%	10.6%
<b>Total - Private Sector</b>	<b>23,769</b>	<b>28,903</b>	<b>30,786</b>	<b>32,655</b>	<b>34,468</b>	<b>36,223</b>	<b>12,454</b>	<b>52.4%</b>	<b>87.0%</b>
Total - Public Sector	4,732	5,731	6,035	6,281	6,468	6,599	1,867	39.5%	13.0%
<b>Total employment</b>	<b>28,501</b>	<b>34,634</b>	<b>36,821</b>	<b>38,936</b>	<b>40,936</b>	<b>42,822</b>	<b>14,321</b>	<b>50.2%</b>	<b>100.0%</b>

The results reflect major growth projected for several industries, such as: Construction, Real Estate, Education, Arts & Entertainment, and especially Health Care. As a percent of all growth, the Administrative and Health Care categories clearly predominate. Manufacturing, on the other hand, is expected to continue its decline (since at least 2005) with a further reduction in employees of almost 22%. All other categories are expected to increase in employment over the forecast period.

## **Capital Improvements Element**

### **An UPDATE to the Spalding County Impact Fee Program**

**Including the following public facility categories:**

**Library  
Fire Protection  
Law Enforcement  
Emergency Management  
Emergency Communications  
Parks and Recreation**

DRAFT: September 18, 2017



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## Introduction

The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. Spalding County currently has an impact fee program in place, initially adopted by ordinance January 18, 2005, addressing capital improvements for library facilities, public safety (including fire protection, law enforcement, emergency management, and emergency communications) and parks and recreation. This Capital Improvements Element is an amendment and update to the previously adopted CIE.

As required by the Development Impact Fee Act, and defined by the Department of Community Affairs in its *Development Impact Fee Compliance Requirements*, the CIE must include the following for each capital facility category for which an impact fee will be charged:

- a **projection of needs** for the planning period—which extends from 2017 to 2040;
- the designation of **service areas**—the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of **levels of service** (LOS)—the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the planning period;
- a description of **funding sources** for the planning period.

Additionally, in accordance with the state act and DCA's *Development Impact Fee Compliance Requirements*, the County's policy statement regarding potential impact fees exemptions is included in this CIE.

## ■ Impact Fees Authorized

Under State law, the County can collect money from new development based on that development's proportionate share—the 'fair share'—of the cost to provide the facilities it needs. This includes the categories of libraries, public safety, and parks, open space and conservation. Revenue for service facilities can be produced from new development in two ways: through future taxes paid by the residents and employees that growth creates, and through an impact fee assessed as new development occurs.

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*. Impact fees are a form of revenue authorized by the State, and strictly defined and regulated through State law. The provisions of the DIFA are extensive, in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

## ■ Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Spalding County has adopted impact fees for, libraries, public safety facilities, and parks. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the level of service, and detailed calculations of the impact cost for the specific public facilities.

## ■ Eligible Facilities

The following table shows the facility categories that are considered in this report for impact fee funding.

The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for level of service standards and whether or not an existing deficiency exists.

Terms used in the Eligible Facilities Table:

**Eligible Facilities** under the State Act are limited to capital items having a life expectancy of at least 10 years, such as land and buildings. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or automobiles. None of these costs are included in the impact fee system.

**Service Areas** are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Monies collected in a service area for a particular public facility category may only be spent for projects in that category that serve that service area.

**Level of Service Standards** are critical to determining new development's fair share of the costs.

The same Level of Service standards must be applied to existing development as well as new to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses.

### Eligible Facilities Table

	Libraries	Public Safety				Parks and Recreation
<b>Eligible Facilities</b>	Library facilities including collection materials	<b>Fire Protection:</b> Fire stations and fire trucks	<b>Sheriff's Dept.:</b> inmate beds	<b>Emergency Management:</b> administrative and EOC space	<b>Emergency Communications:</b> E911 facility floor area	Park land and recreation components (ballfields, playgrounds, etc.)
<b>Service Area</b>	County-wide	County outside Griffin	County-wide	County-wide	County-wide	County-wide
<b>Level of Service Standards</b>	Square footage and number of collection materials per dwelling unit	Square footage and number of heavy vehicle per functional population	Inmate beds per functional population	Square footage per functional population	Square footage per functional population	Acreage and number of developed components per dwelling unit
<b>Existing Shortfall</b>	yes, collection materials	no	no--at current LOS	no--at current LOS	no--at current LOS	yes (acres, some recreation components)
<b>Historic Funding Source(s)</b>	General Fund, SPLOST, Impact Fees	General Fund, SPLOST, Impact Fees	General Fund, SPLOST, Impact Fees	General Fund, SPLOST, Impact Fees	General Fund, SPLOST, Impact Fees	General Fund, SPLOST, Impact Fees

## ■ Editorial Conventions

This report observes the following conventions:

- The capitalized word 'County' applies to the government of Spalding County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".
- The lower case word 'county' refers to the geographical area of Spalding County, as in "the population of the county has grown".
- The same conventions are applied to the words 'City' and 'city', 'State' and 'state'.
- Single quote marks ( ' and ' ) are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.
- Double quote marks ( " and " ) are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or report.
- Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

## Forecasts

In order to accurately calculate the demand for future services for Spalding County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2040. These projections provide the base-line conditions from which the current (2017) Level of Service calculations are produced. Also, projections are combined to produce what is known as 'day-night population.' This is a method that combines resident population and employees in a service area to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire protection. The projections used for each public facility category are specified in each public facility chapter.

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services standards where the Level of Service (LOS) is per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks, and are used to calculate impact costs when the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the supply of available housing units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future re-sales or turnovers.

- Employment forecasts are refined to reflect 'value added' employment figures. This reflects an exclusion of jobs considered to be transitory or non-site specific in nature.
- 'Value added' employment data is combined with population data to produce 'day-night population' figures. These figures represent the total number of persons receiving services, both in their homes and in their businesses, particularly from 24-hour operations such as fire protection and law enforcement.

### ■ Population and Housing Unit Forecasts

Table 1 on the next page presents the forecasts for population for each year from 2015 to 2040, and provides the forecasts for housing units over the same period. The County as a whole, the city of Griffin and the area outside of Griffin are shown on separate tables to conform to different service areas for particular public facility categories. All of the facility categories serve the entire county, except for the Fire Department which serves only the area outside of Griffin.



The countywide population forecasts are drawn from the County's Comprehensive Transportation Plan, which were reported in 5-year increments. Since the 'beginning' year for the impact fee program is 2017, the years 2016 through 2019 were interpolated on a straight line basis so that the increase between 2017 and 2040 could be calculated.

All of the figures shown are technically mid-year estimates reflecting Census Bureau practice. In other words, the increase in population between 2017 and 2035 would actually be from July 1, 2017 to July 1, 2040.

Average household sizes were determined from data provided by Woods & Poole Economics, and modified based on Census differentials reported in 2000. That year is considered a more 'normal' year than 2010, which was in the depths of the Great Recession.

According to Census population estimates for 2010 through 2015, the city of Griffin's percentage of the countywide total population has been steadily but slightly falling as growth outside the city has been growing at a faster pace. On average the city's population share of the entire county went going down by 0.6% over those 5 years. While this minor trend is expected to continue into the future, the city is still expected to grow in real terms, increasing its population by almost 8,000 between now and 2040.

Dividing the countywide and Griffin population each year by the average household sizes yields the number of households (which, by definition, represent occupied housing units). Dividing those figures by the average occupancy rate produced the estimated number of total housing units in both areas in each year. Like the average household size figures, the occupancy rates are drawn from the more 'normal' data reported in the 2000 Census rather than 2010.

The bottom table—the area outside of Griffin—is calculated by subtracting the Griffin figures from the countywide figures.

**Table 1: Population and Housing Forecasts to 2040**

	Total County Population	Computed Avg Household Size	Number of Households	Occupancy Rate	Number of Housing Units
2015	64,051	2.58	24,804	93.56%	26,512
2016	65,371	2.58	25,356	93.56%	27,102
<b>2017</b>	<b>66,690</b>	<b>2.57</b>	<b>25,908</b>	<b>93.56%</b>	<b>27,692</b>
2018	68,010	2.57	26,460	93.56%	28,282
2019	69,329	2.57	27,012	93.56%	28,872
2020	70,649	2.56	27,564	93.56%	29,462
2025	77,107	2.58	29,842	93.56%	31,897
2030	83,697	2.62	31,906	93.56%	34,103
2035	90,174	2.67	33,753	93.56%	36,078
2040	95,964	2.70	35,528	93.56%	37,975
<b>Change 2017-40</b>	<b>29,274</b>		<b>9,620</b>		<b>10,283</b>

Sources: Population: Spalding County Comprehensive Transportation Plan (CTP).  
Household size computed from Woods & Poole Spalding County Data Book, 2016.  
Occupancy rate reflects percent occupied in 2000 Census.

	Total Population in Griffin	Computed Avg Household Size	Number of Households	Occupancy Rate	Number of Housing Units
2015	23,211	2.45	9,472	92.11%	10,283
2016	23,605	2.45	9,649	92.11%	10,475
<b>2017</b>	<b>24,000</b>	<b>2.44</b>	<b>9,825</b>	<b>92.11%</b>	<b>10,666</b>
2018	24,394	2.44	10,001	92.11%	10,857
2019	24,789	2.44	10,178	92.11%	11,049
2020	25,183	2.43	10,354	92.11%	11,241
2025	27,029	2.45	11,024	92.11%	11,968
2030	28,843	2.49	11,587	92.11%	12,579
2035	30,541	2.54	12,047	92.11%	13,078
2040	31,933	2.56	12,459	92.11%	13,526
<b>Change 2017-40</b>	<b>7,933</b>		<b>2,634</b>		<b>2,860</b>

Sources: Population: Based on % of county, falling same rate as 2010-2015 Census Estimates.  
Household size computed from Woods & Poole Spalding County Data Book, 2016, as a percentage of total county equal to the percentage in 2000 Census.  
Occupancy rate reflects percent occupied in 2000 Census.

	Total Population Outside Griffin	Computed Avg Household Size	Number of Households	Occupancy Rate	Number of Housing Units
2015	40,840	2.66	15,332	94.47%	16,229
2016	41,766	2.66	15,707	94.47%	16,627
<b>2017</b>	<b>42,690</b>	<b>2.65</b>	<b>16,083</b>	<b>94.46%</b>	<b>17,026</b>
2018	43,616	2.65	16,459	94.46%	17,425
2019	44,540	2.65	16,834	94.45%	17,823
2020	45,466	2.64	17,210	94.45%	18,221
2025	50,078	2.66	18,818	94.43%	19,929
2030	54,854	2.70	20,319	94.40%	21,524
2035	59,633	2.75	21,706	94.37%	23,000
2040	64,031	2.78	23,069	94.36%	24,449
<b>Change 2017-40</b>	<b>21,341</b>		<b>6,986</b>		<b>7,423</b>



## ■ Employment Forecasts

Countywide total employment figures for 2015 through 2040 were also taken from the County's Comprehensive Transportation Plan (CTP). As was done with the population figures, the years 2016 through 2019 were interpolated between the 2015 and 2020 employment figures reported in the CTP, on a straight line basis.

As shown in the *Technical Appendix: Population, Housing and Employment* attached to the Comprehensive Plan, the total countywide employment figures were broken down by category of employment based on the ratios for such categories reported by Woods & Poole in their latest (2016) data book for the county.

The 2010 Census reported total employment in Griffin to be a little over 67% of the county as a whole. For the purposes of these forecasts, this percentage is projected to continue into the future, which actually results in an increase in jobs per resident from 0.867 in 2017 to 0.902 in 2040.

The total employment figures are refined to produce what is referred to as 'value-added' jobs. 'Value-added' jobs exclude any employment that is considered to be transitory in nature, such as agricultural and construction employment. This is done to better measure the services being provided by the county, which in this report will be measured and, ultimately, assessed based on the construction of buildings. Transitory employment does not require a structure to be built to house the employment, and so does not come under the assessment of impact fees.

For the area of the county outside the city of Griffin, the city figures were simply subtracted from the countywide figures.

**Table 2: Employment Forecasts to 2040**

	Countywide Employment	Non-Value-Added Jobs*	Value-Added Jobs
2015	28,501	1,637	26,864
2016	29,728	1,723	28,005
<b>2017</b>	<b>30,954</b>	<b>1,809</b>	<b>29,145</b>
2018	32,181	1,896	30,285
2019	33,407	1,982	31,425
2020	34,634	2,068	32,566
2025	36,821	2,263	34,558
2030	38,936	2,413	36,523
2035	40,936	2,545	38,391
2040	42,822	2,678	40,144
<b>Change 2017-40</b>	<b>11,868</b>	<b>869</b>	<b>10,999</b>

\* Total farm, forestry, mining and construction jobs.

Source: Spalding County Comprehensive Transportation Plan.  
Years 2016-2019 interpolated on a straight line basis.

	Employment in Griffin	Non-Value-Added Jobs	Value-Added Jobs
2015	19,167	1,101	18,066
2016	19,992	1,159	18,833
<b>2017</b>	<b>20,816</b>	<b>1,217</b>	<b>19,600</b>
2018	21,641	1,275	20,366
2019	22,466	1,333	21,133
2020	23,291	1,391	21,900
2025	24,762	1,522	23,240
2030	26,184	1,623	24,561
2035	27,529	1,711	25,817
2040	28,797	1,801	26,996
<b>Change 2017-40</b>	<b>7,981</b>	<b>584</b>	<b>7,396</b>

67.25% = 2010 percentage of total jobs located in City.

	Employment Outside Griffin	Non-Value-Added Jobs	Value-Added Jobs
2015	9,334	536	8,798
2016	9,736	564	9,172
<b>2017</b>	<b>10,138</b>	<b>592</b>	<b>9,545</b>
2018	10,540	621	9,919
2019	10,941	649	10,292
2020	11,343	677	10,666
2025	12,059	741	11,318
2030	12,752	790	11,962
2035	13,407	834	12,574
2040	14,025	877	13,148
<b>Change 2017-40</b>	<b>3,887</b>	<b>285</b>	<b>3,603</b>

## ■ Forecasts by Service Area

In Table 3 the service area forecasts are presented for two service areas: the county as a whole, and the portion of the county outside of Griffin (but including Orchard Hill and Sunny Side).

For library and parks & recreation facilities, county-wide dwelling units are used for level of service (LOS) calculations, since non-residential use of these facilities is incidental to the use by residents throughout the county.

The countywide day-night population applies to public such facility categories as the jail, emergency communications, and emergency management, since these facilities serve all of the residents, employees and businesses throughout the county.

For fire protection, because the county's Fire Department serves residents, employees and businesses only in the area outside the city of Griffin, the day-night population for that area is used to determine LOS standards, and consequently impact fees for fire protection services are charged for new construction only in that area.

These are the figures that will be used in subsequent service category chapters to calculate impact costs and fees.

**Table 3: Service Area Forecast**

### Service Area: All of Spalding County

	Countywide Housing Units	Countywide Population	Value-Added Jobs	Day-Night Population
2015	26,512	64,051	26,864	90,915
2016	27,102	65,371	28,005	93,376
<b>2017</b>	<b>27,692</b>	<b>66,690</b>	<b>29,145</b>	<b>95,835</b>
2018	28,282	68,010	30,285	98,295
2019	28,872	69,329	31,425	100,754
2020	29,462	70,649	32,566	103,215
2025	31,897	77,107	34,558	111,665
2030	34,103	83,697	36,523	120,220
2035	36,078	90,174	38,391	128,565
2040	37,975	95,964	40,144	136,108
<b>Change 2017-40</b>	<b>10,283</b>	<b>29,274</b>	<b>10,999</b>	<b>40,273</b>

Note: Service Area includes Griffin, Orchard Hill and Sunny Side.

### Service Area: Spalding County Outside Griffin

	Housing Units Outside Griffin	Population Outside Griffin	Value-Added Jobs	Day-Night Population
2015	16,229	40,840	8,798	49,638
2016	16,627	41,766	9,172	50,938
<b>2017</b>	<b>17,026</b>	<b>42,690</b>	<b>9,545</b>	<b>52,235</b>
2018	17,425	43,616	9,919	53,535
2019	17,823	44,540	10,292	54,832
2020	18,221	45,466	10,666	56,132
2025	19,929	50,078	11,318	61,396
2030	21,524	54,854	11,962	66,816
2035	23,000	59,633	12,574	72,207
2040	24,449	64,031	13,148	77,179
<b>Change 2017-40</b>	<b>7,423</b>	<b>21,341</b>	<b>3,603</b>	<b>24,944</b>

Note: Service Area includes Orchard Hill and Sunny Side.

## Library Services

### ■ Introduction

The Griffin-Spalding County Library is part of the six-county Flint River Regional Library System. The other counties in the System are Lamar, Fayette, Monroe, Butts and Pike. In Spalding County, library services are provided through the Griffin-Spalding County Library. This library is operated and maintained by financial contributions from Spalding County, just as each of the seven other libraries in the system are locally and separately funded.

The Griffin-Spalding County Library provides library services to all residents of Spalding County through a variety of information and materials, facilities and programs. The library serves all persons on an equal basis in meeting their educational, recreational, civic, economic and spiritual needs.

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services system impact fee is limited to future residential growth.

The Griffin-Spalding County Library facility has a floor area of 26,726 square feet and contains 77,407 collection.

**Table 4: Inventory of Library Facilities**

Facility	Gross Floor Area in Square Feet	Collection Materials
Griffin Library	26,726	77,407

### ■ Service Area

Materials, facilities and services of the Griffin-Spalding County Library are equally available to all of the county's population. The entire county is considered a single service district for library services. Any increase in floor area or in the number of collection materials increases service to all parts of the county.

### ■ Level of Service

The level of service is determined by an inventory of the existing library facility, as shown above in Table 4. No expansion of the current facility is proposed. The Level of service calculation, shown in Table 5, determines that the library service provides almost 2.8 collection materials per housing unit to serve the current population.

**Table 5: Level of Service Calculation**

Existing Collection Materials	Number of New Housing Units (2017-40)	Collection Materials per Housing Unit
77,407	27,692	2.7953

The County has adopted a level of service based on the existing inventory of collection materials. This has been identified as being sufficient to meet the needs of the county's current residents now and new residents in the future.

## ■ Forecasts for Service Area

### Future Demand

Table 6 presents the calculation carried out in order to determine the future service demand for library services in Spalding County. The 'number of new housing units (2017-40)' figure is drawn from Table 3. The additional number of forecasted housing units to the year 2040 is multiplied by the level of service to produce the future demand figure for collection materials.

**Table 6: Future Demand Calculation**

Collection Materials per Housing Unit	Number of New Housing Units (2017-40)	Collection Materials Needed
2.7953	10,283	28,744

The following table shows the number of collection materials demanded by new growth each year in the first columns, based on the adopted LOS. These are then increased by an average annual discard rate for "weeded" volumes, which reflects the rate for 2016. By including the weeded volumes, the resulting 'total materials needed' reflects the total number of volumes required annually to maintain the LOS once these non-impact fee eligible volumes are discarded.

**Table 7: Future Collection Materials Needed**

Year	New Growth Demand			Plus Discarded Materials	Total Materials Needed (annual)
	New Dwelling Units	Materials Demanded (annual)	Running Total		
2017	0	0			
2018	590	1,649	1,649	48	1,697
2019	590	1,649	3,298	48	1,697
2020	590	1,649	4,948	48	1,697
2021	487	1,361	6,309	40	1,401
2022	487	1,361	7,670	40	1,401
2023	487	1,361	9,032	40	1,401
2024	487	1,361	10,393	40	1,401
2025	487	1,361	11,754	40	1,401
2026	441	1,233	12,987	36	1,269
2027	441	1,233	14,220	36	1,269
2028	442	1,236	15,455	36	1,272
2029	441	1,233	16,688	36	1,269
2030	441	1,233	17,921	36	1,269
2031	395	1,104	19,025	32	1,136
2032	395	1,104	20,129	32	1,136
2033	395	1,104	21,233	32	1,136
2034	395	1,104	22,337	32	1,136
2035	395	1,104	23,441	32	1,136
2036	379	1,059	24,501	31	1,090
2037	380	1,062	25,563	31	1,093
2038	379	1,059	26,622	31	1,090
2039	380	1,062	27,684	31	1,093
2040	379	1,059	28,744	31	1,090
<b>Total</b>	<b>10,283</b>	<b>28,744</b>		<b>839</b>	<b>29,583</b>

Note: Discard rate = 2.914%

## Future Costs

The new collection materials needed to serve new growth and development, identified in Table 7, are used to calculate the future cost to meet service demand.

**Table 8: Collection Material Costs to Meet Future Demand**

Year	Total Materials Needed (annual)	Total Cost (2016 Dollars)*	% for New Growth	New Growth Cost (2016 \$)	Net Present Value
2018	1,697	38,815.36	97.2%	37,717.60	38,842.29
2019	1,697	38,815.36	97.2%	37,717.60	39,417.15
2020	1,697	38,815.36	97.2%	37,717.60	40,000.52
2021	1,401	32,047.80	97.1%	31,133.00	33,506.03
2022	1,401	32,047.80	97.1%	31,133.00	34,001.91
2023	1,401	32,047.80	97.1%	31,133.00	34,505.14
2024	1,401	32,047.80	97.1%	31,133.00	35,015.81
2025	1,401	32,047.80	97.1%	31,133.00	35,534.03
2026	1,269	29,015.63	97.2%	28,192.31	32,653.87
2027	1,269	29,015.63	97.2%	28,192.31	33,137.14
2028	1,272	29,079.56	97.2%	28,256.24	33,703.82
2029	1,269	29,015.63	97.2%	28,192.31	34,125.25
2030	1,269	29,015.63	97.2%	28,192.31	34,630.29
2031	1,136	25,983.46	97.2%	25,251.62	31,477.13
2032	1,136	25,983.46	97.2%	25,251.62	31,942.99
2033	1,136	25,983.46	97.2%	25,251.62	32,415.74
2034	1,136	25,983.46	97.2%	25,251.62	32,895.49
2035	1,136	25,983.46	97.2%	25,251.62	33,382.34
2036	1,090	24,937.74	97.2%	24,228.77	32,504.18
2037	1,093	25,001.66	97.2%	24,292.69	33,072.26
2038	1,090	24,937.74	97.2%	24,228.77	33,473.42
2039	1,093	25,001.66	97.2%	24,292.69	34,058.43
2040	1,090	24,937.74	97.2%	24,228.77	34,471.55
<b>Total</b>		<b>\$ 676,561.01</b>		<b>\$ 657,373.07</b>	<b>\$ 788,766.77</b>

In Table 8, the cost for collection materials is estimated at \$22.87 per item (which is the average replacement cost per item experienced in 2016).

The percentage of the cost attributable to new growth in each year is based on the percentage of total volumes needed that are attributable to new growth's demand (the total number needed less the discarded items as shown in the table).

The 'new growth cost' figures are then raised to Net Present Value each year using the 10-year average Consumer Price Index (CPI) rate.

\*Current cost is based on 2016 average unit cost of \$22.87 per volume.

## Parks & Recreation

### ■ Introduction

Public recreational opportunities are provided by the County throughout Spalding County through a number of parks and recreation facilities. The County maintains or operates seventeen parks, several of which are located in Griffin, Orchard Park and Sunny Side, and the remainder in the unincorporated area.

Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some use of public parks for office events, company softball leagues, etc., but the use is incidental compared to that of the families and individuals who live in the county. Thus, a parks and recreation impact fee is limited to future residential growth.

### ■ Service Area

Parks and recreational facilities are made available to the county's population without regard to the political jurisdiction within which the resident lives. In addition, the facilities are provided equally to all residents, and often used on the basis of the programs available, as opposed to proximity of the facility. For instance, children active in the little leagues play games at various locations throughout the county, based on scheduling rather than geography. Other programs are located only at certain centralized facilities, to which any Spalding County resident can come. As a general rule, parks facilities are located throughout the county, and future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis.

### ■ Level of Service

Table 9 provides an inventory of the recreational components currently under the control of the Spalding County Parks and Recreation Department and under consideration for future construction or expansion as part of the impact fee program.

The components are located on developed park properties throughout the county and in each of its cities—Griffin, Orchard Park and Sunny Side.

**Table 9: Current Inventory of Recreation Components**

Recreation Component	Current Inventory
Ball Fields	20
Basketball Courts	3
Batting Cages	3
Community Centers	3
Disc Golf	2
Football Fields	2
Picnic Pavilions	16
Playgrounds	18
Skateboard Park	1
Soccer Fields	8
Accessory Building*	8
Parking Spaces	1,457
Greenway / Biking Trails**	0
Canoe / Kayak Trails**	0
Walking Trails**	8.485

\* Restroom, concession or storage building.

\*\*Trail miles.

The inventory of recreation components are existing facilities or facilities planned for future construction (the greenway and canoe/kayak trails), and exclude facilities that were programmed for construction in the current SPLOST program. As discussed under the 'SPLOST Tax Credits' section of the Adjustments and Credits chapter of this report, recreation projects funded by the current SPLOST program are not included for funding in the impact fee program.

## ■ Forecasts for Service Area

### Future Demand

The table below provides the current Level of Service in facilities per population, converts this to the Level of Service per the number of housing units occupied by that population, and then expresses the Level of Service per housing unit (since impact fees are assessed per housing unit when building permits are issued, not population).

For all facilities, the current Level of Service standards are expressed in terms of the number of people each recreation component serves.

**Table 10: Level of Service Calculations**

Component Type*	Current Level of Service**			Level of Service per "X" Housing Units***			Level of Service per Each Housing Unit****	
Ball Fields	1 per	3,335	population =	1 per	1,385	Housing Units =	0.0007220	for each Housing Unit
Basketball Courts	1 per	22,230	population =	1 per	9,231	Housing Units =	0.0001083	for each Housing Unit
Batting Cages	1 per	22,230	population =	1 per	9,231	Housing Units =	0.0001083	for each Housing Unit
Community Centers	1 per	22,230	population =	1 per	9,231	Housing Units =	0.0001083	for each Housing Unit
Disc Golf	1 per	33,345	population =	1 per	13,846	Housing Units =	0.0000722	for each Housing Unit
Football Fields	1 per	33,345	population =	1 per	13,846	Housing Units =	0.0000722	for each Housing Unit
Picnic Pavilions	1 per	4,168	population =	1 per	1,731	Housing Units =	0.0005777	for each Housing Unit
Playgrounds	1 per	3,705	population =	1 per	1,538	Housing Units =	0.0006502	for each Housing Unit
Skateboard Park	1 per	66,690	population =	1 per	27,692	Housing Units =	0.0000361	for each Housing Unit
Soccer Fields	1 per	8,336	population =	1 per	3,462	Housing Units =	0.0002889	for each Housing Unit
Accessory Building	1 per	8,336	population =	1 per	3,462	Housing Units =	0.0002889	for each Housing Unit
Parking Spaces	1 per	46	population =	1 per	19	Housing Units =	0.0526316	for each Housing Unit
Greenway / Biking Trails	1 mile per	5,000	population =	1 mile per	2,076	Housing Units =	0.0004817	for each Housing Unit
Canoe / Kayak Trails	1 mile per	20,000	population =	2 mile per	8,305	Housing Units =	0.0001204	for each Housing Unit
Walking Trails	1 mile per	7,860	population =	1 mile per	3,264	Housing Units =	0.0003064	for each Housing Unit

\* Includes existing park facilities as well as facilities that are currently under construction or funded through SPLOST.

\*\* LOS is based on the current inventory divided by the current population.

\*\*\* Converted using average population per housing unit in 2017.

\*\*\*\* "1" divided by the number of housing units for each component under 'Level of Service per "X" Housing Units' column.

To determine the current LOS, the number of people served by each component is calculated using the current inventory for the component divided into the current population. These LOS 'per population' standards are then re-calculated as the number of housing units served by each component based on the county's number of people living in an average household (the average household size). Since impact fees are assessed at the time a building permit is issued (and the impact fee will be applied only to residential uses), the LOS then must be converted to a 'per housing unit' basis.

Table 10 shows how the current level of service for each recreation component is converted to a 'per housing unit' basis. To do this, the current LOS shown in the middle columns of 1 per a 'certain number of' housing units for each component is converted to the LOS per housing unit by dividing the number into '1', which produces the number of components serving one housing unit'.

By way of example, the current LOS for basketball courts is 1 court per 22,230 people. That number—22,230—is divided by the 2017 average household size to convert 'people' into 'housing units'. The result is the converted standard of 1 court per 9,231 housing units. By dividing the component (1) by the number of housing units it serves results in the portion of a basketball court that serves 1 housing unit (0.0001083).



Table 11 applies the Level of Service calculations from Table 10 to determine the facilities needed to meet the demand created by the existing residents of the county as well as the future demand for park lands and recreation components that will be generated by new growth and development.

**Table 11: Existing and Future Demand (Components)**

Component Type	Current LOS per Housing Unit	Existing Demand (2017)*	New Growth Demand (2017-40)**
Ball Fields	0.0007220	20.00	7.42
Basketball Courts	0.0001083	3.00	1.11
Batting Cages	0.0001083	3.00	1.11
Community Centers	0.0001083	3.00	1.11
Disc Golf	0.0000722	2.00	0.74
Football Fields	0.0000722	2.00	0.74
Picnic Pavilions	0.0005777	16.00	5.94
Playgrounds	0.0006502	18.01	6.69
Skateboard Park	0.0000361	1.00	0.37
Soccer Fields	0.0002889	8.00	2.97
Accessory Building	0.0002889	8.00	2.97
Parking Spaces	0.0526316	1,457	541
Greenway / Biking Trails*	0.0004817	13.34	4.95
Canoe / Kayak Trails*	0.0001204	3.33	1.24
Walking Trails*	0.0003064	8.484	3.15

\* 2017 Housing Units = 27,692

\*\* New Units (2040) = 10,283

The current number of housing units (27,692) is multiplied by the level of service (LOS) standard to determine existing demand. Since existing demand is used in the calculation of current LOS standards, existing demand figures on Table 11 are the same as the 'current inventory' figures on Table 9 (with the exception of 'greenway/biking trails', since none currently exist).

The increase in housing units between 2017 and 2040 (10,283) is multiplied by the same LOS to produce the future demand created by future growth.



## Impact Fee Eligibility

New recreation components are eligible for impact fee funding only to the extent that the improvements are needed to specifically serve new growth and development, and only at the level of service applicable countywide. Table 12 shows the number of new recreation components that are needed to satisfy needs of the county's future residents, and the extent to which fulfillment of those needs will serve future growth demand.

The table begins with the current inventory of recreation components, and the 'existing' demand for those components to meet the needs of the current (2017) population based on the current level of service standards (shown on Table 11).

The 'excess or (shortfall)' column compares the existing demand to the current inventory for each recreation component. As noted above, 'existing demand' is the same as the 'current inventory' in all cases except the greenway and water trails.

If an 'excess' were to exist, that would mean that more components (or portions of components) exist than are needed to meet the demands of the current population, and those 'excesses' would create capacity to meet the recreational needs of future growth. This is not the case in Spalding County.

Conversely, a 'shortfall' indicates that there are not enough components (or portions of components) to meet the recreational needs of the current population based on the current LOS (e.g., the greenway and water trails).

**Table 12: Future Park Facility Impact Fee Eligibility**

Component Type	Current Inventory	Existing Demand	Excess or (Shortfall)	New Growth Demand	Net Total Needed	Total Needed*	% Impact Fee Eligible
Ball Fields**	20	20	0	7.42	7.42	7	100.00%
Basketball Courts	3	3	0	1.11	1.11	1	100.00%
Batting Cages	3	3	0	1.11	1.11	1	100.00%
Community Centers	3	3	0	1.11	1.11	1	100.00%
Disc Golf	2	2	0	0.74	0.74	1	74.27%
Football Fields	2	2	0	0.74	0.74	1	74.27%
Picnic Pavilions	16	16	0	5.94	5.94	6	99.01%
Playgrounds	18	18	0	6.69	6.69	7	95.51%
Skateboard Park	1	1	0	0.37	0.37	0.37	100.00%
Soccer Fields	8	8	0	2.97	2.97	3	99.01%
Accessory Building	8	8	0	2.97	2.97	3	99.01%
Parking Spaces	1,457	1457	0	541	541	541	100.00%
Greenway / Biking Trail Miles	0	13.34	(13.34)	4.95	18.29	18.29	27.08%
Canoe / Kayak Trails	0	3.33	(3.33)	1.24	4.57	4.57	27.08%
Walking Trail Miles	8.48	8.48	0.00	3.15	3.15	3.15	100.00%

\* For recreation components: 'Net Total Needed' rounded to whole numbers except for the Skateboard Park, which is an expansion of the existing facility. For trail miles, actual number shown.

\*\* Includes baseball and softball fields.

The column on Table 12, labeled 'new growth demand', shows the total demand for recreation components specifically to meet future growth needs (from Table 11), and the 'net total needed' shows all existing and future needs combined. The current 'short-fall' (the greenway and water trails) adds to new growth's needs with facilities to bring the current population up to the current level of service required to be available to all—both current and future residents.

For all components except for trail miles, the 'total needed' column is rounded to whole numbers. This is simply because the County cannot build a portion of a facility, it must build entire facilities. As a result, the '% impact fee eligible' column may reflect a percentage less than 100%.

For example, new growth mathematically demands just 5.94 new pavilions. The County cannot build a portion of a pavilion; it must build an entire pavilion for it to be usable. Thus 6 pavilions need to be added, and the portion of the 6 new pavilions that is impact fee eligible (5.94) results in the percentage that is impact fee eligible (99.01%); the remainder is excess capacity available to serve new growth beyond the current planning horizon. As such, the excess capacity could be recouped through impact fees at that time, but cannot be charged to new growth between now and 2040.

Conversely, in some cases the 'net total needed' figure is rounded down to the nearest whole number. For example, new growth demand for basketball courts is only 1.11 courts. To round that number up to '2' would result in one court being 100% impact fee eligible and the other only 11% eligible. In these cases, it makes more sense from a public expenditures standpoint to fund only one court with impact fees (at 100% eligible) now and to delay the construction of a second court until a future date when new impact fee calculations (a revised CIE with a horizon extended beyond 2040) would more fully justify the second court.

## Future Costs

Table 13 is a listing of the future capital project costs to provide additional recreation components in order to attain or address the current level of service standards, using the approach as described above. The figures in the 'components proposed' column are drawn from the 'total needed' column in Table 12.

Recreation component costs are based on cost estimates provided by the County Parks and Recreation Department, where available, or on historic and comparable averages in other communities where local estimates are not available.

The 'total cost (2017)' figures on the Table are converted to 'new growth share (2017)' dollars based on the percentage that each improvement is impact fee eligible (from Table 12).

Note that this affects several recreation components to the extent that partial components identified in the 'net total needed' column of Table 12 had to be rounded to whole components, creating an 'overage' portion of those component types.

The calculation of Net Present Value is explained on the following page.

**Table 13: Recreation Component Costs to Meet Future Demand**

Component Type	Components Proposed	Net Cost per Unit	Gross Cost per Unit*	Total Cost (2017)	% Impact Fee Eligible	New Growth Share (2017)	Net Present Value**
Ball Fields	7	\$ 334,000	\$ 407,480	\$ 2,852,360	100.00%	\$ 2,852,360	\$ 3,430,262
Basketball Courts	1	\$ 50,000	\$ 61,000	\$ 61,000	100.00%	\$ 61,000	\$ 73,359
Batting Cages	1	\$ 22,000	\$ 26,840	\$ 26,840	100.00%	\$ 26,840	\$ 32,278
Community Centers	1	\$ 7,000,000	\$ 8,540,000	\$ 8,540,000	100.00%	\$ 8,540,000	\$ 10,122,814
Disc Golf	1	\$ 175,000	\$ 213,500	\$ 213,500	74.27%	\$ 158,560	\$ 190,685
Football Fields	1	\$ 300,000	\$ 366,000	\$ 366,000	74.27%	\$ 271,817	\$ 326,888
Picnic Pavilions	6	\$ 67,500	\$ 82,350	\$ 494,100	99.01%	\$ 489,200	\$ 588,314
Playgrounds	7	\$ 150,000	\$ 183,000	\$ 1,281,000	95.51%	\$ 1,223,530	\$ 1,471,423
Skateboard Park	0.37	\$ 100,000	\$ 122,000	\$ 122,000	100.00%	\$ 122,000	\$ 146,718
Soccer Fields	3	\$ 267,200	\$ 325,984	\$ 977,952	99.01%	\$ 968,253	\$ 1,164,426
Accessory Building	3	\$ 150,000	\$ 183,000	\$ 549,000	99.01%	\$ 543,555	\$ 644,299
Parking Spaces	541	\$ 2,500	\$ 3,050	\$ 1,650,050	100.00%	\$ 1,650,050	\$ 1,955,872
Greenway / Biking Trail Miles	18.292	\$ 316,800	\$ 386,496	\$ 7,069,935	27.08%	\$ 1,914,421	\$ 2,302,292
Canoe / Kayak Trail Miles	4.573	\$ 26,000	\$ 31,720	\$ 145,041	27.08%	\$ 39,275	\$ 47,232
Walking Trail Miles	3.150	\$ 264,000	\$ 322,080	\$ 1,014,439	100.00%	\$ 1,014,439	\$ 1,219,969
<b>Total: Recreation Components</b>				<b>\$ 25,363,217</b>		<b>\$ 19,875,301</b>	<b>\$ 23,716,830</b>

\* Includes contingency at 15% and architectural/engineering services at 7%.

\*\* Construction dates vary. NPV based on CPI or BCI as appropriate, in an average construction year of 2030.

The Net Present Value of the 'new growth share (2017)' cost figure on Table 13 for each component is calculated as follows:

Since the annual 'pace' of component construction over the 2017-2040 period is not known, an 'average' year of 2030 is used for Net Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of the recreation components, the NPVs are calculated by increasing the current (2017) estimated construction costs using Engineering News Record's (ENR) 10-year average Building Cost Inflation (BCI) rate for buildings (such as community centers) and the 10-year average Consumer Price Index (CPI) rate for all other projects. All project costs are then reduced to current NPV dollars using the Net Discount Rate.

## Fire Protection

### ■ Introduction

Fire protection is provided by Spalding County to all parts of the county except the City of Griffin, which operates a separate fire department. The capital value of fire protection services is based upon fire stations, administrative office space, and apparatus having an expected lifespan of 10 years or more.

Currently, fire protection is provided by an administration building, seven stations with a combined square footage of 44,448 square feet, utilizing a total of 24 vehicles. (The total square footage for the Administration Building has been refined to reflect a subtraction of 500 square feet that is used as the Emergency Management Agency office and operations center.)

**Table 14: Current and Planned Capital Improvements**

Buildings / Stations		Vehicles**									
Facility	Floor Area (Sq Ft)	Admin/ Support	Aerial (Quint)	Brush Truck	Heavy Rescue	Mobile Command	Quick Response	Rescue Pumper	Tanker	Tanker Pumper	Total
Administration Building (net)*	5,700	5									5
Station 1 - Sanders	6,804	2	1			1		1			5
Station 2 - Roberts	4,038							2			2
Station 3 - Cabin	4,038	1			1			1			3
Station 4 - Woodruff	4,038							1			1
Station 5 - Blalock	4,038							1	1	1	3
Station 6 - Reid	6,200	1						1			2
Station 7 - Norton	9,632			1	1			1			3
<b>Total Existing System</b>	<b>44,488</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>24</b>

\* Fire administration offices excluding Emergency Operations Center.

\*\* Vehicles having a service life of 10 years or more.

### ■ Service Area

The entire county, with the exception of the City of Griffin, is considered a single service area for the provision of the fire protection services because all residents and employees outside of

Griffin have equal access to the benefits of the program. Thus, the service area for county fire protection services is the unincorporated areas of the county, as well as the Cities of Orchard Hill and Sunny Side.

## ■ Level of Service

The level of service for fire protection by the County is measured in terms of number of vehicles (listed on Table 14), as well as by the number of square feet of fire station and administrative space, per day-night population in the county outside of Griffin. Day-night population is used as a measure in that fire protection is a 24-hour service provided continuously to both residences and businesses in the county.

**Table 15: Level of Service Calculations: Current System**

Facility	Current Service Population*	Level of Service
Total Existing Floor Area	2017 Day-Night Population	Square Feet per 2017 Day-Night Population
44,488	52,235	0.851689
Total Existing Vehicles	2017 Day-Night Population	Vehicles per 2017 Day-Night Population
24	52,235	0.000459

\* Day-night population in county outside of Griffin.

Rather than focusing on only future improvements to the system, the Level of Service addresses all of the service area population, both current and new, that will be covered by the system in 2040. Thus, both the existing residents and businesses and new growth will be equally served.

## ■ Forecasts for Service Area

### Future Demand

To determine future demand for fire protection services, the current Level of Service standards from Table 15 are applied to the future population and employment growth, shown on the following table.

**Table 16: Future Demand Calculation**

Level of Service	Service Population Growth*	New Growth Demand
Square Feet per 2017 Day-Night Population	Day-Night Population Increase (2017-40)	Net New Square Feet Demanded
0.851689	24,944	21,245
Vehicles per 2017 Day-Night Population	Day-Night Population Increase (2017-40)	Net New Vehicles Demanded**
0.000459	24,944	11.46

\* Increase in day-night population in the county outside of Griffin.

\*\* Nine vehicles are proposed to be added to the inventory, all of which will be 100% eligible for impact fee funding since this will be fewer than could be acquired.

As noted on the table, new growth and development could be served by 21,245 of total floor area in new stations, and by 12 new vehicles. These figures are a little more than two full-service stations of County standard size, and the 9 new vehicles needed to bring two existing stations up to par and to fully equip the two new stations.

## Future Costs

This Section examines both the total cost of the increased facility floor area and the cost of fire apparatus needed to provide the proposed fire system within the program horizon of 2040, and the extent to which these costs are impact fee eligible.

**Table 17: Future Fire Protection Facility Projects**

Year	Day-Night Pop Increase over 2017	New Stations		New Vehicles (12)			
		Station	Square Footage	Rescue Pumper	Heavy Rescue	Quint Ladder	Quick Response
2017	0						
2018	1,300	Existing	n/a				2
2018	1,300						
2019	2,597						
2020	3,897						
2021	4,950						
2022	6,003						
2023	7,055						
2024	8,108	New Station	9,632	1	1		1
2025	9,161						
2026	10,245						
2027	11,329						
2028	12,413						
2029	13,497						
2030	14,581						
2031	15,659						
2032	16,737						
2033	17,816						
2034	18,894	New Station	9,632	1	1	1	1
2035	19,972						
2036	20,966						
2037	21,961						
2038	22,955						
2039	23,950						
2040	24,944						
		Totals	19,264	2	2	1	4

The facility and fire apparatus system improvements shown on Table 17 are based on the County's desire to increase fire protection services in a balanced way to fully serve all residents and businesses in the service area.

The proposed system improvements are 'scheduled' for construction or acquisition in the appropriate years to keep pace with both the future number and location of growth along with maintaining (or even improving) the County's ISO rating.

The estimated costs of the projects scheduled on Table 17 are shown on the table on the next page, listed separately for new stations and new vehicles. Costs are based on recent experience with the construction of a new fire station (the Norton Station in 2009) and prices for various types of fire apparatus paid by the County in the past.

The 'percent impact fee eligible' figures on Table 18 reflect the application of the Level of Service standards to future demand, discussed above. Lastly, the 2017 dollar amounts that are impact fee eligible are converted to Net Present Value using the Engineering News Record's Building Construction Index (BCI) for buildings and the CPI for vehicles for the appropriate years.

**Table 18: Impact Fee Cost Calculations**

Year	2017 Dollars			Net Present Value*
	Fire Station Costs	% Impact Fee Eligible	Total Impact Fee Eligible	
2017				
2018				
2018				
2019			-	
2020			-	
2021			-	
2022			-	
2023			-	
2024	\$ 1,630,100.00	100.0%	\$ 1,630,100.00	\$ 1,786,389.10
2025			-	
2026			-	
2027			-	
2028			-	
2029				
2030			-	
2031			-	
2032			-	
2033			-	
2034	\$ 1,630,100.00	100.0%	\$ 1,630,100.00	\$ 2,036,004.10
2035			-	-
2036			-	-
2037			-	-
2038			-	-
2039				
2040			-	-
<b>Totals</b>	<b>\$ 3,260,200.00</b>		<b>\$ 3,260,200.00</b>	<b>\$ 3,822,393.20</b>

2017 Dollars			
Vehicle Costs	% Impact Fee Eligible	Total Impact Fee Eligible	Net Present Value**
\$ 588,064.60	100.0%	\$ 588,064.60	\$ 596,469.63
		-	
		-	
		-	
		-	
		-	
		-	
\$ 933,237.18	100.0%	\$ 933,237.18	\$ 1,030,706.80
		-	
		-	
		-	
		-	
		-	
		-	
\$ 1,537,567.19	100.0%	\$ 1,537,567.19	\$ 1,957,087.43
		-	
		-	
		-	
		-	
<b>\$ 3,058,868.96</b>		<b>\$ 3,058,868.96</b>	<b>\$ 3,584,263.86</b>

\* Net Present Value = 2017 cost estimate for fire stations inflated to target year using the ENR Building Cost Index (BCI), reduced to NPV using Discount Rate.

\*\* Net Present Value = 2017 cost estimate for vehicles inflated to target year using the Consumer Price Index (CPI), reduced to NPV using Discount Rate.

Notes: The 2 new stations, at 9,632 sf each, total 19,264 sf, which is less than the total possible and therefore 100% impact fee eligible.

The 9 vehicles proposed are fewer than the "11.34" vehicles that could be acquired and are thus 100% impact fee eligible.



## Emergency Management

The Spalding County Office of Homeland Security acts as the Emergency Management Agency for the county and operates the Emergency Operations Center (EOC). Its mission is to coordinate or assist other agencies and citizens in mitigating, preparing for, responding to and recovering from emergencies, disasters and terrorism.

### ■ Introduction

Emergency Management in Spalding County is a countywide service, provided throughout the entire county under the aegis of the Spalding County Fire Department. This is a coordinating body that provides a framework for communication and planning in the event of a disaster. The capital value of Emergency Management services is based upon the amount of space in its operations center and assigned vehicles. Currently, this service is carried out from its office/EOC occupying an area of 500 square feet, located in the Fire Department's Administration Building.

**Table 19: Current Inventory – Homeland Security**

Facility	Square Feet
County Emergency Operations Center	500
Vehicles*	Number
Ford Expedition 4x4	1
Ford F150	1
<b>Total Vehicles</b>	<b>2</b>

\* Vehicles having a service life of 10 years or more.

### ■ Service Area

The entire county is considered a single service area for the provision of the Emergency Management services because all residents and employees have equal access to the benefits of the program.

### ■ Level of Service

The level of service for Emergency Management services in Spalding County is measured in terms of the number of square feet of Emergency Management Agency space and the number of assigned vehicles, per day-night population in the county. Day-night population is used as a measure in that Emergency Management is a service provided to both residences and businesses in the throughout the county.

**Table 20: Level of Service Calculation**

Current Square Feet	Current Day-Night Population	SF/Day-Night Population
500	95,835	0.0052173
Number of Vehicles	Current Day-Night Population	Vehicles per Day-Night Population
2	95,835	0.0000209

The level of service is based on the assumption that the current square footage and vehicles are adequate to serve the current day-night population of the county.

## ■ Forecasts for Service Area

### Future Demand

The LOS standards, shown in Table 20, are multiplied by the expected day-night population increase to produce the expected future demand. As shown in Table 21, the anticipated future growth would require that the County add 210 square feet of operations space by the year 2040 in order to maintain the current level of service.

**Table 21: Future Demand Calculation**

SF/Day-Night Population	Day-Night Pop Increase (2017-40)	New Square Feet Needed
0.0052173	40,273	210
Vehicles per Day-Night Population	Day-Night Pop Increase (2017-40)	New Vehicles Needed
0.0000209	40,273	0.84

The future demand for a vehicle is less than a whole vehicle. Since only whole vehicle can be acquired, it will be only 84% impact fee eligible.

### Future Costs

This Section examines both the total cost of the increased facility floor area and number of vehicles needed to meet the demands

of future growth, and the extent to which these costs are impact fee eligible.

The floor area and vehicle additions shown on Table 21 are required to appropriately serve all residents and businesses countywide in 2040 at the adopted Level of Service. The proposed system improvements are listed on Table 22, and are 'scheduled' for construction or acquisition in the year anticipated to be needed.

**Table 22: Future Emergency Management Capital Improvements**

Year	Day/Night Pop Increase Over 2017	Buildings	Square Footage	New Vehicles
2017	0			
2018	2,460			
2019	4,919			
2020	7,380			
2021	9,070			
2022	10,760			
2023	12,450			
2024	14,140			
2025	15,830			
2026	17,541			
2027	19,252			
2028	20,963			
2029	22,674			
2030	24,385	EOC Center	210	1
2031	26,054			
2032	27,723			
2033	29,392			
2034	31,061			
2035	32,730			
2036	34,239			
2037	35,747			
2038	37,256			
2039	38,764			
2040	40,273			
		<b>Totals</b>	<b>210</b>	<b>1</b>

The estimated costs of the projects scheduled on Table 22 are shown on Table 23, listed separately for the EOC expansion and the new vehicle. Costs are based on current costs published for a similar facility and the County's previous purchase of a similar vehicle.

**Table 23: Costs to Meet Future Demand**

Year	Capital Improvement	Square Feet	Cost*	% for New Growth	New Growth Cost (2017)	Net Present Value
2030	EOC Center	210	\$ 81,369	100.00%	\$ 81,368.70	\$ 96,449.67
Year	Capital Improvement	Number	Cost**	% for New Growth	New Growth Cost (2017)	Net Present Value
2030	New Vehicle	1	\$ 42,905	84.0%	\$ 36,039.97	\$ 43,341.84
					<b>Total NPV</b>	<b>\$ 139,791.51</b>

\* Based on an average construction cost of \$387.47 per square foot. Source: *Architects Square Foot Costbook 2017 Ed.*, Sweets, McGraw Hill Financial, Inc.

\*\* Based on a previous purchase of a Ford Expedition in 2009, inflated to 2017 cost.

The percent impact fee eligible reflects the future demand figures shown on Table 21. These percentages multiplied times the total cost figures result in the 2017 dollar amounts that are impact fee eligible. These impact fee eligible amounts are converted to Net Present Value using the BCI for buildings and the CPI for vehicles for the appropriate years.

## Emergency Communications

### ■ Introduction

The Griffin-Spalding County Emergency Communications facility provides E911 service to the entire county through a computer aided dispatch (CAD) system. While serving both Griffin and the rest of the county, the facility is owned and operated by the County.

### ■ Service Area

The entire county is considered a single service area for the provision of the emergency communication services because all residents and employees have equal access to the benefits of the program.

### ■ Level of Service

Level of service for the emergency communication facility is based on a current inventory of the square footage of the E911 facility. Table 24 presents the floor area of this facility.

**Table 24: Current Inventory of E911 Facility**

Facility	Square Feet
Griffin-Spalding County E911 Center	5,000

Table 25 presents the calculation of current level of service, based on the inventory shown in Table 24. This figure is divided by the current day-night population to produce a level of service standard. Day-night population is used in that the emergency communications center activities provide protection to both residents and businesses in the county on a continuous, 24-hour basis.

**Table 25: Level of Service Calculation**

Current Square Feet	Current Day-Night Population	SF/Day-Night Population
5,000	95,835	0.0522

The level of service is based on the assumption that the current square footage of the E911 facility space is adequate to serve the current day-night population of the county.

## ■ Forecasts for Service Area

### Future Demand

Table 26 calculates the future demand for square footage, based on the level of service standard calculated in Table 25, applied to the expected day-night population growth between 2017 and 2040. The 'day-night population increase' figure is from Table 3.

**Table 26: Future Demand Calculation**

SF/Day-Night Population	Day-Night Pop Increase (2017-40)	New Square Feet Demanded
0.0522	40,273	2,101

### Future Costs

In the absence of specific E911 facility expansion projects, the future demand for square footage has been used to suggest a future expansion project; this appears in Table 27. The project has been programmed to occur roughly at the mid-point of future demand. The final configuration of the project could be an expansion of the existing facility, a new facility, or a portion of a replacement facility. Whatever the final form, 2,101 new square feet are impact fee eligible.

**Table 27: Future E911 Facility Projects**

Year	Day-Night Pop Increase Over 2017	Future Projects	Sq Ft added
2017	0		
2018	2,460		
2019	4,919		
2020	7,380		
2021	9,070		
2022	10,760		
2023	12,450		
2024	14,140		
2025	15,830		
2026	17,541		
2027	19,252		
2028	20,963		
2029	22,674		
2030	24,385	Expansion	2,101
2031	26,054		
2032	27,723		
2033	29,392		
2034	31,061		
2035	32,730		
2036	34,239		
2037	35,747		
2038	37,256		
2039	38,764		
2040	40,273		
		<b>Total</b>	<b>2,101</b>

A per-square foot construction cost of \$200.60 has been used to estimate the cost of the project, based on a similar project included in the latest edition of a nationally recognized source. This figure does not include site preparation because of the nature of the expansion.

The project costs are shown on Table 28.

**Table 28: Project Costs to Meet Future Demand**

Year	Capital Improvement	Square Feet	Cost*	% for New Growth	New Growth Cost (2017)	Net Present Value
2030	Expansion	2,101	\$421,460.60	100.00%	\$421,460.60	\$499,574.60

\*Based on an average construction cost of \$200.60 per square foot. Source: *Green Building Square Foot Costbook*, 2017 Edition, BNI Publications, excluding site work.

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Since the square footage of the project is exactly that required to serve new growth, the project is 100% impact fee eligible. The cost in 2017 dollars is converted to Net Present Value using the BCI inflation rate extended to the appropriate year.

## Law Enforcement

### ■ Introduction

The Spalding County Sheriff's Department provides primary response and patrol services to the unincorporated areas of the county. The Office provides backup to city police within the county, and provides investigatory services throughout the county. In addition, the Office provides inmate housing at the County Jail, and custodial and court responsibilities for the entire county. That said, the impact fee calculations in this chapter deal solely with the county jail, which serves the entire county.

### ■ Service Area

The entire county is considered a single service area for the provision of the Sheriff's Department and detention facility services because all residents and employees have equal access to the benefits of the program.

### ■ Level of Service

The level of service is based on an inventory of the current number of inmate beds in the detention facility. Statistics for the facility are shown in Table 29.

**Table 29: Inventory of Sheriff's Facilities**

Facility	Square Feet	Beds
County Jail	148,033	423

The level of service is then measured in terms of inmate beds per day-night population in the county. Day-night population is used in that the detention facility serves both residents and business employees in the county.

**Table 30: Level of Service Calculation**

Current Number of Beds	Current Day/Night Population	Beds per Day-Night Population
423	95,835	0.0044

### ■ Forecasts for Service Area

#### Future Demand

Table 31 presents the calculations carried out in order to determine the future service demand for detention facility beds in Spalding County. In this Table the current level of service from Table 30 is applied to future growth. The 'day-night population increase' figure is calculated from Table 3. The additional number of forecasted day-night population to the year 2040 is multiplied by the level of service to produce the future demand figure. New growth will require the addition of 178 beds in order to maintain the current LOS.

**Table 31: Future Demand Calculation**

Beds per Day-Night Population	Day-Night Pop Increase (2017-40)	New Beds Needed
0.0044	40,273	178

There are no facility expansions currently approved and programmed. Therefore, a future expansion of the detention facility in 2030 is contemplated to meet future demand. Table 32 presents the annual day-night population increase, along with the anticipated detention facility expansion project. The number of new beds could be configured as an expansion of the existing facility, a new stand-alone facility, or possibly a portion of a replacement facility. Whatever final form the project takes, accommodating 178 new beds are impact fee eligible.

**Table 32: Future Jail Expansion Project**

Year	Day-Night Pop Increase	Future Projects	Beds added
2017	0		
2018	2,460		
2019	4,919		
2020	7,380		
2021	9,070		
2022	10,760		
2023	12,450		
2024	14,140		
2025	15,830		
2026	17,541		
2027	19,252		
2028	20,963		
2029	22,674		
2030	24,385	Expansion	178
2031	26,054		
2032	27,723		
2033	29,392		
2034	31,061		
2035	32,730		
2036	34,239		
2037	35,747		
2038	37,256		
2039	38,764		
2040	40,273		
<b>Total</b>			<b>178</b>

## Future Costs

Future costs to meet the beds demanded by new growth to 2040 are shown in Table 33. Project costs are based on comparable facilities reported by BNI, and 124 square feet per inmate bed (based on the current number of beds and floor area per pod at the jail). Costs are shown in current (2017) dollars, and inflated to net present value using the 10-year average BCI.

**Table 33: Facility Costs to Meet Future Demand**

Year	Capital Improvement	Square Feet	Cost*	% for New Growth	New Growth Cost (2017)	Net Present Value
2030	Expansion	22,072.00	\$6,414,785.36	100.00%	\$6,414,785	\$7,603,709.13

\*Based on an average construction cost of \$290.63 per square foot. Source: *Green Building Square Foot Costbook*, 2016 Edition, BNI Publications, excluding site work; 124 square feet per bed.



## Exemptions

The Spalding County Board of Commissioners adopted the following statement on Exemptions in its previous Capital Improvements Element, and included it in the Impact Fee Ordinance:

Spalding County recognizes that certain development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general. Spalding County therefore intends to encourage extraordinary economic development and employment growth of public benefit, as more fully defined and incorporated in the Spalding County Economic Incentives Program.

1. The Board of Commissioners 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 Spalding County Development Authority based on job-creation and investment criteria established in the Economic Incentives Program.
2. The Board of Commissioners will favorably consider partially waiving the development impact fee for certain business or development projects that represent extraordinary economic development and employment growth based on floor area of new construction criteria established in the Economic Incentives Program.

It is recognized that the cost of system improvements otherwise foregone through waiver of any impact fee must be funded through revenue sources other than impact fees.

## Glossary

*The following terms are used in this Impact Fee Methodology Report. Where possible, the definitions are taken directly from the Georgia Development Impact Fee Act.*

**Capital improvement:** an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

**Capital improvements element:** a component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

**Development:** any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

**Development impact fee:** a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

**Eligible facilities:** capital improvements in one of the following categories:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Waste-water collection, treatment, and disposal facilities;

(C) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;

(D) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;

(E) Parks, open space, and recreation areas and related facilities;

(F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and

(G) Libraries and related facilities.

**Impact Cost:** the proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

**Impact Fee:** the impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

**Level of service:** a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

**Project improvements:** site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or

facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

**Proportionate share:** means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

**Rational Nexus:** the clear and fair relationship between fees charged and services provided.

**Service area:** a geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

**System improvement costs:** costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

**System improvements:** capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to 'project improvements.'

## Community Work Program

The County's 5-Year Community Work Program, covering 2018 to 2022, is contained in the Comprehensive Plan in its entirety.

The following impact fee funded projects are excerpted from the Community Work Program for informational purposes related to this Capital Improvements Element.

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/Explanation
<b>Library Services</b>									
Purchase Collection Materials	X	X	X	X	X	Griffin-Spalding County Library	\$185,768	97.2% impact fees	On-going annual purchases
<b>Parks &amp; Recreation</b>									
Dundee Lake Park	X	X				Parks & Rec Department	\$1,097,500	75.42% impact fees; General Fund	Park was purchased in 2005, master planned in 2006. Park components being constructed in phases.
Volunteer Park Playground	X					Parks & Rec Department	\$183,000	95.51% impact fees; General Fund	
Adult Softball Complex (5 fields)	X	X	X	X	X	Parks & Rec Department	\$2,037,400	100% impact fees	
Water Trail – Flint River (Blalock to Line Creek)	X	X				Parks & Rec Department	\$26,000	27.08% impact fees; General Fund	
Senior Center – Walking Trail	X	X				Parks & Rec Department	\$40,000	100% impact fees	
Quilly Street – Restrooms, Gravel Parking	X	X				Parks & Rec Department	\$192,150	Restrooms – 99.01% Parking – 100% impact fees; General Fund	Restrooms \$183,000, \$9,150 for parking.

**Impact Fee Program: Capital Improvements Element**

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/Explanation
Carver Road - Restrooms, Gravel Parking	X	X	X			Parks & Rec Department	\$196,725	Restrooms – 99.01% Parking -100% impact fees; General Fund	Restrooms \$183,000, \$13,725 for parking.
Big Shanty – Walking Trail	X	X				Parks & Rec Department	\$75,000	100% impact fees	
Big Shanty – Restrooms			X			Parks & Rec Department	\$183,000	96.04% impact fees; General Fund	Remainder of new growth demand (2.97 restrooms) x 99.01% eligible).
Skateboard Park - Expansion	X					Parks & Rec Department	\$122,000	100% impact fees	
Dundee Lake – Disc Golf Course	X	X				Parks & Rec Department	\$213,500	74.27% impact fees; General Fund	
Thomaston Mills Park – New Restrooms	X					Parks & Rec Department	\$183,000	99.01% impact fees; General Fund	
<b>Fire Protection</b>									
Purchase 2 Quick Response Fire Trucks	X					Spalding County Fire Department	\$588,065	100% impact fees	

Note: Cost estimate figures are in current dollars.



## SPALDING COUNTY BOARD OF COMMISSIONERS 20 Year Comprehensive Plan and CIE Transmittal Resolution

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**Requesting Agency**

Office of Community Development

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**Requested Action**

Consider approval of Resolution to transmit the update to the 20 year Comprehensive Plan to Three Rivers Regional Commission and Georgia Department of Community Affairs for official review.

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**Requirement for Board Action**

State mandated.

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**Is this Item Goal Related?**

No

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**Summary and Background**

Approval of Resolution authorizes transmittal to Three Rivers Regional Commission and Georgia Department of Community Affairs of the 20 year Comprehensive Plan including a draft Capital Improvements Element.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval including any needed modifications based on public comments of the Open House.

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Transmittal Resolution - Spalding	9/14/2017	Backup Material

## RESOLUTION TO TRANSMIT

WHEREAS, the Spalding County Board of Commissioners, with the cooperation of the Cities of Orchard Hill and Sunny Side, has completed a 20-year Comprehensive Plan Update document; and

WHEREAS, the Spalding County Board of Commissioners certifies that the minimum public participation and other procedural requirements, as identified in the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft document of the 20-year Comprehensive Plan Update; and

WHEREAS, the Spalding County Board of Commissioners certifies that it has considered both the Metropolitan North Georgia Water Planning District's Regional Water Plan and the Rules for Environmental Planning Criteria as provided in Section 110-12-1-.02(3) of the Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the Comprehensive Plan Update includes a draft Capital Improvements Element that was prepared in accordance with the "Development Impact Fee Compliance Requirements" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, a duly advertised Public Hearing for the draft Capital Improvements Element was held on September 18, 2017, at 6:00 P.M. in the Spalding County Courthouse Annex in accordance with Section (10)(a)1 of Chapter 110-12-2-.04 of the Development Impact Fee Compliance Requirements;

BE IT THEREFORE RESOLVED, that the Spalding County Board of Commissioners does hereby authorize this draft document of the 20-Year Comprehensive Plan Update, including the draft Capital Improvements Element, to be transmitted to the Three Rivers Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this \_\_\_\_ day of \_\_\_\_\_.

BY:

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ATTEST:

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## SPALDING COUNTY BOARD OF COMMISSIONERS 2017 CIE-STWP

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**Requesting Agency**

Office of Community Development

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**Requested Action**

Conduct public hearing for the 2017 Capital Improvement Element (CIE) and Short Term Work Program (STWP) for Spalding County, City of Orchard Hill and City of Sunnyside.

---

**Requirement for Board Action**

State mandated.

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**Is this Item Goal Related?**

No

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**Summary and Background**

State law mandates a public hearing to be held for 2017 Capital Improvement Element (CIE) and Short Term Work Program (STWP) changes in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Annual STWP Update 2017	9/13/2017	Backup Material
<input type="checkbox"/> Copy of Annual Impact Fee Financial Report FY 2017	9/13/2017	Backup Material
<input type="checkbox"/> Copy of CIE E-911	9/13/2017	Backup Material
<input type="checkbox"/> Copy of CIE Jail 2017	9/13/2017	Backup Material
<input type="checkbox"/> Copy of CIE Fire 2017	9/13/2017	Backup Material
<input type="checkbox"/> Copy of CIE Library 2017	9/13/2017	Backup Material
<input type="checkbox"/> Copy of CIE Parks and Rec 2017	9/13/2017	Backup Material



<b>Spalding County</b>		<b>ANNUAL STWP UPDATE 2017 - 2021</b>			
<b>Project or Activity</b>	<b>Start Date</b>	<b>End Date</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Community service centers - Co-locate public facilities such as schools, parks, libraries, and human service centers to make these services more convenient and build stronger community identity in neighborhoods.	<b>2017</b>	<b>2020</b>	County Manager's Office	NA	NA
Capital Improvements Plan - Strengthen the process by which Capital Improvements are justified and prioritized and coordinate their timing and location with the Comprehensive Plan.	<b>2017</b>	<b>2019</b>	County Manager's Office	In house	County Budget
Consistency of land use planning and capital investment decisions - As part of the comprehensive plan update process, coordinate revisions to the Capital Improvements Element with the Future Land Use Plan Map and the provisions of the Land Use Element.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department; Cities of Sunnyside and Orchard Hill	In house	County Budget
Fire Station #7	<b>Complete</b>	<b>Complete</b>	Spalding County Fire Department	\$1,500,000	Impact Fees, County Budget
Fire Station #8	<b>2020</b>	<b>2022</b>	Spalding County Fire Department	\$1,500,000	Impact Fees, County Budget
Purchase replacement Fire Truck	<b>Complete</b>	<b>Complete</b>	Spalding County Fire Department	\$300,000	Fire District Funds

Create a Greenway Master Plan as part of a new Recreation Master Plan. The Greenway Master Plan should include recommendations on linking the open space in conservation subdivisions together.	<b>2018</b>	<b>2020</b>	Spalding County Board of Education, Spalding County Parks & Recreation Department, Community Development Department	\$40,000	County Budget
Incorporate Tri County LCI Trail System into Park and Rec Master Plan; prioritize projects for implementation.	<b>2017</b>	<b>2019</b>	Spalding County Parks & Recreation Department	In house	County Budget/Grant
Design standards for public facilities - require public buildings to meet higher quality standards for site planning and architecture.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	\$0	County Budget
Construct Dundee Lake Park	<b>2018</b>	<b>2021</b>	Board of Commissioners; Parks and Recreation Department	\$1,097,500 (cie \$1,426,750)	75% impact fees, 25% general fund
Phase One of Rails to Trails	<b>2018</b>	<b>2018</b>	Parks and Recreation Department	\$500,000	Impact Fees
Improvements to Volunteer Park	<b>2017</b>	<b>2019</b>	Parks and Recreation Department	\$130,000	Impact Fees, General Fund
Thomaston Mill Village Playground	<b>Complete</b>	<b>Complete</b>	Parks and Recreation Department	\$130,000	Impact Fees
Adult Softball Complex	<b>2019</b>	<b>2024</b>	Parks and Recreation Department	\$1,364,000	Impact Fees

Water Trail - Flint River (Blalock Station to Line Creek)	<b>2017</b>	<b>2018</b>	Parks and Recreation Department	\$26,000	Impact Fees
Senior Center - Walking Trail, Sports Courts	<b>2017</b>	<b>2019</b>	Parks and Recreation Department	\$40,000	Impact Fees
Quilly Street - Restroom/Gravel Parking	<b>2017</b>	<b>2018</b>	Parks and Recreation Department	\$100,000	Impact Fees
Carver Road - Restroom/Gravel Parking/Dog Park	<b>2017</b>	<b>2020</b>	Parks and Recreation Department	\$80,000	Impact Fees
Big Shanty - Building Remodel/Walking Trail	<b>2017</b>	<b>2019</b>	Parks and Recreation Department	\$90,000	Impact Fees
Fairmont Park - Small Spray Pad	<b>2017</b>	<b>2020</b>	Parks and Recreation Department	\$100,000	Impact Fees
Skate Park Upgrade at City Park	<b>2017</b>	<b>2018</b>	Parks and Recreation Department	\$35,000	Impact Fees
Dundee Lake - Pitch and Run Disc Golf Course	<b>2017</b>	<b>2019</b>	Parks and Recreation Department	\$20,000	Impact Fees
Restrooms Thomaston Mill Village Park	<b>2017</b>	<b>2018</b>	Parks and Recreation Department	\$60,000	Impact Fees
Boardwalk to access south side of Dundee Lake Park	<b>2019</b>	<b>2020</b>	Parks and Recreation Department	\$200,000	Impact Fees
Coordination with Public Schools - Explore ways to improve community services by cooperative efforts between school and county government, such as joint use of recreation facilities.	<b>On-going</b>	<b>On-going</b>	County Manager's Office, Board of Education	NA	NA

Expand the industrial park on Green Valley Road.	<b>Complete</b>	<b>Complete</b>	Griffin-Spalding Development Authority	\$25,000,000	SPLOST
1,604 SF expansion of the existing E-911 facility	<b>2018</b>	<b>2019</b>	County Manager	\$300,000	Impact Fees
Expansion of existing Jail Facility 56 beds	<b>2019</b>	<b>2020</b>	Sheriff's Office	\$1,300,000	Impact Fees, Splost
Undertake a study to evaluate the establishment of an agro-science incubator in conjunction with UGA Griffin Campus.	<b>Complete</b>	<b>Complete</b>	Chamber of Commerce, Development Authority	In house	State and Development Authority
Establish Community Improvement Districts in commercial centers throughout the county.	<b>2017</b>	<b>2019</b>	Spalding County Chamber of Commerce	In house	County Budget
Form an Economic Development Council	<b>Complete</b>	<b>Complete</b>	Spalding County Chamber of Commerce	\$0	NA
Cooperative city-county agreements - Identify more opportunities for joint service and funding agreements between Spalding County and the Cities that will spread the cost and improve the efficiencies of public facilities and services such as garbage collection, parks and recreation, libraries, emergency services, and other facilities and services that are now funded and provided separately.	<b>On-going</b>	<b>On-going</b>	County Manager's Office., Cities of Griffin, SunnySide, and Orchard Hill	NA	NA

Create a Fire Protection Level of Service Master Plan with the City of Griffin	<b>2018</b>	<b>2019</b>	County/City Fire Departments	\$150,000	City/County Budget
Work with the City of Griffin and the Water and Sewer Authority on updating the Water Supply Study and the Wastewater Management Master Plan to be consistent with the new Land Use Plan.	<b>Complete</b>	<b>Complete</b>	City of Griffin, Water and Sewer Authority, Spalding County Public Works Dept. and the County Manager's Office	\$50,000	Spalding County Water Authority and City of Griffin
Establish a process for review of the Comprehensive Plan on an annual basis.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	NA	NA
Amend Future Land Use Map to implement North Hill Street recommendations for County	<b>2017</b>	<b>2018</b>	Spalding County Community Development Department	In house	County Budget
Create and enforce a property maintenance code	<b>Complete</b>	<b>Complete</b>	Spalding County Community Development Department	In house	County Budget
Create rural character overlay zoning districts for the following corridors: Teamon Road, County Line Road, McDonough Road, Jackson Road, and Highway 16 between Griffin and Coweta County.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	In house	County Budget

Prepare a study and adopt specific measures to conserve agricultural land, the rural economy and rural character.	<b>Complete</b>	<b>Complete</b>	Spalding County Community Development Department	In house	County Budget
Overlay zoning districts- Prepare special area studies: 1/ IDENTIFY AREAS 2/CONDUCT STUDY 3/PREPARE ZONING/MASTER PLAN	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	In house	County Budget
Draft Overlay zoning district for Tri-County Site and adopt connectivity framework for boundary area.	<b>Complete</b>	<b>Complete</b>	Spalding County Community Development Department	\$40,000	County Budget/LCI Supp.
City/County Coordination - Review and correct incompatible land use patterns and zoning on properties along city-county boundary.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department, Cities of Griffin, Sunnyside and Orchard Hill	NA	NA
Adopt East McIntosh Road Node (North Hill Master Plan) concept plan in Zoning Ordinance for site program, grid pattern and amenities expected for the study area	<b>2017</b>	<b>2019</b>	Spalding County Community Development Dept.	In house	County Budget
Study the possibility of providing incentives to the owners of historic structures for renovation.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	In house	County Budget

Adopt an Historic Preservation Ordinance	<b>2017</b>	<b>2019</b>	Spalding County Community Development Department	\$5,000	County Budget
Amend subdivision regulations to improve the conservation subdivision option to include incentives and guidelines for developers. Coordinate with Greenway Master Plan.	<b>2017</b>	<b>2019</b>	Spalding County Community Development Department	\$0	County Budget
I-75/Jenkinsburg Road Interchange Area Study-Prepare a specific land use, zoning and infrastructure plan for the regional center at the proposed I-75/Jenkinsburg Road interchange area.	<b>2017</b>	<b>2020</b>	Spalding County Community Development Department	In house	County Budget
Develop and adopt a TDR (Transfer Development Rights) program	<b>2017</b>	<b>2018</b>	Spalding County Community Development Department	\$150,000	County Budget
Adopt wider minimum stream buffer requirements (75 or 100 feet)	<b>2017</b>	<b>2018</b>	Spalding County Development Department	In house	County Budget
Conduct a watershed management study in conjunction with GA DNR to identify needed ordinances, education efforts, enforcement improvements and stormwater management.	<b>2018</b>	<b>2019</b>	Spalding County Environmental Resources Coordinator	\$100,000	County Budget

Conduct a feasibility study for the creation of a stormwater utility	<b>2017</b>	<b>2019</b>	County Manager's Office and Spalding County Public Works Dept.	\$50,000	County Budget
Create a stormwater utility	<b>2019</b>	<b>2021</b>	County Manager's Office and Spalding County Public Works Dept.	\$200,000	County Budget
As part of the Recreation Master Plan, look at ways to permanently preserve wetlands, floodplains and groundwater recharge areas.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department, Parks & Recreation Department	\$50,000	County Budget
Seek Safe Walk to School program funds for Moreland Road	<b>2017</b>	<b>2018</b>	Spalding County Board of Education, Spalding County Parks & Recreation Department, and Public Works	In house	County Budget/Grant
Access management - adopt design standards that require interparcel acces, employ landscaped medians that limit driveway curb cuts in order to improve traffic safety and efficiency on major thoroughfares.	<b>On-going</b>	<b>On-going</b>	Spalding County Community Development Department	In house	County Budget



Griffin By-Pass Study - Study the feasibility and need for a truck by-pass around Griffin	<b>2018</b>	<b>2021</b>	Spalding County and City of Griffin	\$200,000	County Budget
Improve local roads as per GDOT six-year construction program	<b>On-going</b>	<b>On-going</b>	Spalding County Public Works Department	\$1,187,500	Federal, State and Local
Support the local rails to trails efforts to construct a trail trolley network that would tie in with a larger regional system. Working with GDOT to do Roosevelt Southern Rail Corridor.	<b>2017</b>	<b>2018</b>	Spalding County Board of Commissioners and private interests	Grant Partially Funded	GDOT, County Budget
Extension of Moreland Road to Zebulon Road (LCI Project)	<b>2019</b>	<b>2021</b>	Spalding County Public Works Department		SPLOST
Pedstrian/bicycle lanes on North Hill Street	<b>2018</b>	<b>2020</b>	Spalding County Community Development Department and Public Works Department	\$2,883,000	GDOT, County Budget
Urban Circulator Connectivity Study (connectivity between activity centers)	<b>On-going</b>	<b>On-going</b>	Spalding County	\$150,000	5307 funds
See 5 Year Implementation Plan (add as appendix) from CTP - OR AS AN ACTION ITEM PRIORITIZE THEM (SELECT THE STUDIES AND OPERATIONAL THAT PW WILL REALLY PURSUE)	<b>On-going</b>	<b>On-going</b>			

Spalding County Annual Impact Fee Financial Report - Fiscal Year 2017

Public Facility:	Library	Parks and Recreation	Fire Protection	Jail	Homeland Security	Emergency 911	Administration/CIE Preparation	Interest Income	Total
Service Area:	County-wide	County-wide	Unincorporated Spalding County	County-wide	County-wide	County-wide	County-wide	County-wide	
Impact Fee Fund Balance July 1, 2016	\$17,491	\$985,146	\$176,678	\$193,644	\$3,036	\$87,916	\$71,702	\$139,485	\$1,675,098
Impact Fees Collected July 1, 2016 through June 30, 2017	3,589	174,950	91,798	13,622	213	6,187	12,894	0	303,253
Interest Income	0	0	0	0	0	0	0	0	0
Impact Fee Refunds	0	0	0	0	0	0	0	0	0
Expenditures	0	0	0	0	0	0	(9,575)	0	(9,575)
Impact Fee Fund Balance Ending June 30, 2017	\$21,080	\$1,160,096	\$268,476	\$207,266	\$3,249	\$94,103	\$75,021	\$139,485	\$1,968,776
Impact Fees Encumbered	\$21,080	\$1,160,096	\$268,476	\$207,266	\$3,249	\$94,103	\$75,021	\$139,485	\$1,968,776

Spalding County Capital Improvements Project Update 2017-2021						
Public Facility:		E-911				
Service Area:						
Project Description		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
E-911 Facility Expansion		2018	2019	\$300,000	100% Impact Fees	

Spalding County Capital Improvements Project Update 2017-2021						
Public Facility:		Jail				
Service Area:						
Project Description		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Jail Facility Expansion		2018	2019	\$1,300,000	Impact Fees, Splost	

Spalding County Capital Improvements Project Update 2017-2021						
Public Facility:		Fire				
Service Area:						
Project Description		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Fire Truck - Heavy Vehicle		2007	2009	\$349,992	100% Impact Fees	Completed
Station 7		2009	2010	\$1,404,000	69.58% Impact Fees, General Fund	Completed
Station 8		2018	2020	1,500,000	69% Impact Fees, General Fund	

Spalding County Capital Improvements Project Update 2017-2021						
Public Facility:		Library				
Service Area:						
Project Description		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Library Materials		2018	2019	\$5,000	100% Impact Fees	

Spalding County Capital Improvements Project Update 2017-2021						
Public Facility:		Parks/Recreation				
Service Area:						
Project Description		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Dundee Lake Park		2016	2019	\$1,426,750	75.42% Impact Fees, General Fund	Park was purchased - 2005, Dundee Lake Park Master Plan - 2006, Park will be constructed in phases
Thomaston Mill Village - Playground		2009	2010	\$130,000	100% Impact Fees	Completed
Volunteer Park - Playground		2017	2019	\$130,000	100% Impact Fees	
Adult Softball Complex		2019	2024	\$1,364,000	100% Impact Fees	
Phase One Rails to Trails		2018	2019	\$500,000	100% Impact Fees	
Water Trail - Flint River (Blalock to Line Creek)		2017	2018	\$26,000	100% Impact Fees	
Senior Center - Walking Trail, Sports Courts		2017	2018	\$40,000	100% Impact Fees	
Quilly Street - Restroom/Gravel Parking		2017	2018	\$100,000	100% Impact Fees	
Carver Road - Restroom/Gravel Parking/Dog Park		2017	2020	\$80,000	100% Impact Fees	
Big Shanty - Building Remodel/Walking Trail		2017	2019	\$90,000	100% Impact Fees	
Fairmont Park - Small Spray Pad		2017	2019	\$100,000	100% Impact Fees	
Skate Park Upgrade at City Park		2017	2018	\$35,000	100% Impact Fees	
Dundee Lake - Pitch and Run Disc Golf Course		2017	2019	\$20,000	100% Impact Fees	
Restrooms Thomaston Mill Village Park		2017	2018	\$60,000	100% Impact Fees	
Boardwalk to access southside of Dundee Lake Park		2019	2020	\$200,000	100% Impact Fees	

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## SPALDING COUNTY BOARD OF COMMISSIONERS 2017 CIE and STWP Transmittal Resolution

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**Requesting Agency**

Office of Community Development

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**Requested Action**

Consider approval of Resolution authorizing transmittal to Three Rivers Regional Commission of the 2017 Capital Improvements Element (CIE) and Short Term Work Program (STWP) and incorporation of these changes into the County 2025 Comprehensive Plan.

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**Requirement for Board Action**

State mandated.

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**Is this Item Goal Related?**

No

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**Summary and Background**

Approval of Resolution authorizes transmittal to Three Rivers Commission of the 2017 Capital Improvements Element (CIE) and Short Term Work Program (STWP) and incorporation of these changes into the Spalding County 2025 Comprehensive Plan.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION****APPOVAL****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Transmittal Resolution - Spalding	9/13/2017	Backup Material

### **TRANSMITTAL RESOLUTION**

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared an annual update to Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on September 18, 2017 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, Georgia.

BE IT THERFORE RESOLVED, that the Spalding County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2017-2021 to the Three Rivers Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this \_\_\_\_ day of \_\_\_\_\_.

BY:

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ATTEST:

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**SPALDING COUNTY BOARD OF COMMISSIONERS**  
**River Falls Subdivision - Revised Final Plat**

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**Requesting Agency**

Office of Community Development

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**Requested Action**

Consider approval of the revised final plat for River Falls Subdivision.

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**Requirement for Board Action**

Appendix A. - Section 408

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**Is this Item Goal Related?**

No

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**Summary and Background**

Request from owner for revised final plat approval has been received in the Community Development Office.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

All criteria has been met for approval of revised final plat.


**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Memo from CD Director Chad Jacobs	9/13/2017	Backup Material
<input type="checkbox"/> Revised Final Plat - River Falls Subdivision	9/13/2017	Backup Material



## *Memorandum*

TO: William P. Wilson, Jr.  
County Manager

FROM: Chad Jacobs   
Community Development Director

DATE: September 13, 2017

SUBJECT: River Falls Subdivision Revision

Please note that the applicant has met all requirements for final plat approval for River Falls Subdivision Revision, and all departments and agencies have approved the plat as well as physical improvements on site.

Counsel for the applicant has been notified to begin ROW abandonment of Phase II portion.

CJ/clm



# FINAL PLAT OF: RIVER FALLS SUBDIVISION

LAND LOTS 107 & 118 of the 2nd. DISTRICT  
SPALDING COUNTY, GEORGIA

DATE: FEBRUARY 23rd, 2017

## GENERAL NOTES:

- TOTAL SITE AREA = 106.205 AC. (4,626,281 S.F.)  
PHASE 1 AREA = 64.863 ACRES  
PHASE 2 AREA = 41.342 ACRES  
(NOTE: PHASE 2 TO HAVE ALL LOTS AND GREENSPACES REMOVED, PROVIDE NO PUBLIC NOR SUBDIVISION ACCESS, AND ALLOW NO FUTURE DEVELOPMENT.)
- NUMBER OF LOTS = 20 LOTS (PHASE 1)  
GROSS DENSITY = 0.31 UNITS PER ACRE
- PARCEL ID NUMBERS: PHASE 1 = SHOWN ON EACH LOT  
PHASE 2 = 205 02045
- OWNER/DEVELOPER CONTACT: "ZIP" ZACH HINTON, JR. (678) 614-4913
- REFERENCE BOUNDARY DATA TAKEN FROM PLAT PREPARED BY LARRY SIBLEY SURVEYING, INC. PHONE: 770-320-7555
- ALL ELEVATIONS SHOWN ARE ON MEAN SEA LEVEL DATUM.
- PROPERTY LOCATED ON: LOCUST GROVE ROAD & RIVER FALLS DRIVE, IN LAND LOTS 107, & 118 OF THE 2nd DISTRICT SPALDING COUNTY.
- ZONING:** CONSERVATION OVERLAY DISTRICT  
MINIMUM LOT AREA - 43,560 SQ. FT. (1 ACRE)  
MINIMUM LOT WIDTH - 80' (AT BUILDING LINE)  
MINIMUM STREET FRONTAGE - 30'  
MINIMUM FRONT SETBACK - 20'  
MINIMUM REAR SETBACK - 40'  
MINIMUM SIDE SETBACK - 30' FEET SEPARATION FOR PRINCIPAL BUILDINGS WITH NO SIDE YARD LESS THAN FIVE (5) FEET.  
MAXIMUM HEIGHT - 45'  
MINIMUM IMPERVIOUS COVERAGE - 50% LIMIT ON EACH LOT
- AS PER OFFICIAL FLOOD INSURANCE MAPS BY F.E.M.A., THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY-PANEL NUMBER 13255C 0095D, DATED MAY 3, 2010 AND COMMUNITY-PANEL NUMBER 13255C 0100D, DATED MAY 3, 2010
- SANITARY SEWER AS PER SEPTIC SYSTEM.
- WATER SUPPLY PROVIDED BY SPALDING COUNTY, GEORGIA.
- MINIMUM OF ONE 2" CALIPER TREE TO BE PLANTED AT 65' O.C. AS SPECIFIED FOR STREETScape.
- ALL LOTS TO HAVE SODDED FRONT YARDS.
- MULCH WALKING TRAIL LENGTH = APPROXIMATELY 6873 FEET
- AT THE TIME OF SURVEY THERE WERE NO VISIBLE UNDERGROUND STORAGE TANKS, HAZARDOUS MATERIALS, OR WASTE DISPOSAL AREAS.
- THERE IS A 150' GEORGIA POWER EASEMENT ON THIS SITE.
- UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY.  
ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY BEFORE THE COMPLETENESS OF THIS DATA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
- THERE ARE NO MANMADE FEATURES OR HISTORIC SITES ON THIS PROPERTY.
- BOUNDARY SURVEY BY: LARRY SIBLEY SURVEYING, INC. - DATED: 1/14/05  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,304 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.  
EQUIPMENT USED: TOPCON GTS-313
- PROPERTY IS WITHIN THE WATER QUALITY CRITICAL AREA AND THE LIMITED DEVELOPMENT AREA OF THE HENRY COUNTY TOWALIGA WATERSHED PROTECTION DISTRICT.

## OWNER(S) CERTIFICATE:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN SPALDING COUNTY AT BOOK \_\_, PAGE \_\_, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL ALLEYS, WALKS, EASEMENTS, PARKS, OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S)

DATE: 08 / 31 / 2017

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PROCEDURES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND ANY OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED AS PER THE APPROVED CONSTRUCTION PLAN FOR THIS SUBDIVISION, OR THAT SATISFACTORY SURETY TO GUARANTEE COMPLIANCE THEREWITH HAS BEEN FILED WITH SPALDING COUNTY IN THE FORM AND AMOUNT AS PRESCRIBED IN ITS SUBDIVISION ORDINANCE; AND THAT ALL APPLICABLE ENGINEERING REQUIREMENTS AS PRESCRIBED BY THE SUBDIVISION ORDINANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

NO

REGISTERED PROFESSIONAL ENGINEER

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS FINAL PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY BY ME, OR UNDER MY SUPERVISION, CONFORMING TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL SURVEYORS PRACTICING IN THE STATE OF GEORGIA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THE SURVEYING REQUIREMENTS FOR FINAL PLATS OF THE SUBDIVISION ORDINANCE OF SPALDING COUNTY HAVE BEEN FULFILLED.

NO. 3150

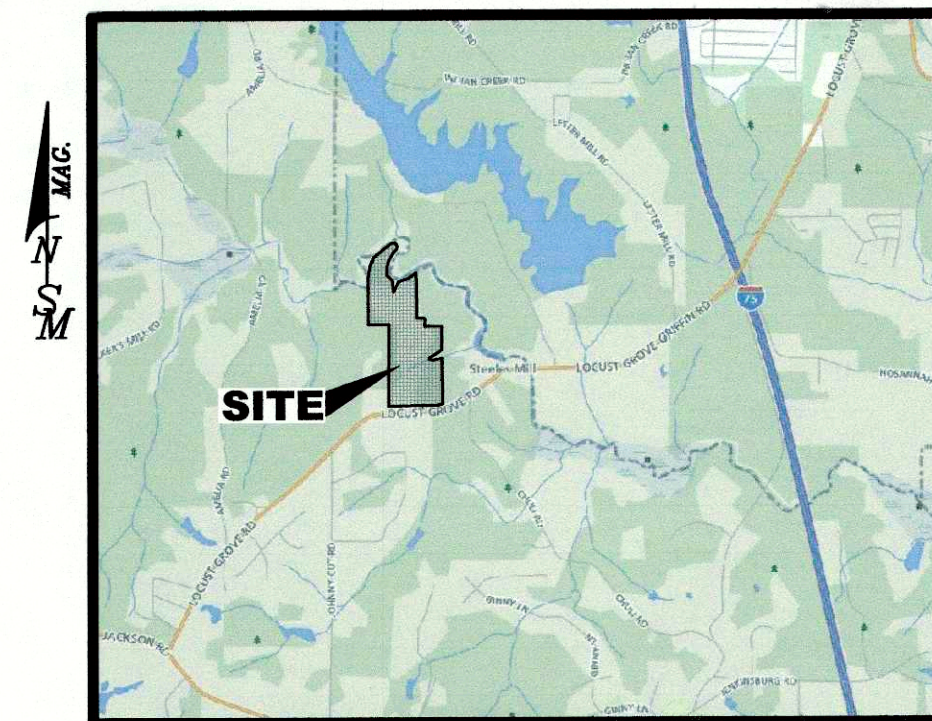
REGISTERED LAND SURVEYOR

DATE: 8 / 16 / 17

## CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THIS FINAL PLAT WAS APPROVED BY THE SPALDING COUNTY BOARD OF COMMISSIONERS ON \_\_\_\_ / \_\_\_\_ / \_\_\_\_ AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN OR THAT SATISFACTORY SURETY HAS BEEN FILED IN A FORM AND AMOUNT AS PRESCRIBED BY THIS ORDINANCE.

CHAIRMAN  
SPALDING COUNTY  
BOARD OF COMMISSIONERS



VICINITY MAP  
N.T.S.

## REVISIONS

NO.	DATE	DESCRIPTION

## LEGEND

WOODEN POWER POLE ----- ♂  
OVERHEAD POWER LINES ----- E -----  
LIGHT POLE ----- ⚡  
FENCE ----- x ----- x -----  
CTP = CRIMP TOP PIPE  
OTP = OPEN TOP PIPE  
IPS = IRON PIN SET (#4 REBAR)  
POB = POINT OF BEGINNING  
DB. = DEED BOOK  
PB. = PLAT BOOK  
PG. = PAGE  
N/F = NOW OR FORMERLY  
EX. = EXISTING  
R/W = RIGHT OF WAY  
CMP = CORRUGATED METAL PIPE  
SINGLEWING CATCH BASIN ----- ⚡  
DOUBLEWING CATCH BASIN ----- ⚡  
STORM HEADWALL ----- ⚡  
FIRE HYDRANT ----- ⚡  
WATER METER ----- ⚡  
WATER VALVE ----- ⚡  
ASPHALT -----  
CONCRETE -----  
GREENSPACE -----

## GREENSPACE CALCULATIONS:

REQUIRED GREENSPACE = 25% OF TOTAL PHASE ONE (AREA)  
= 64.863 ACRES X 25%  
= 16.216 ACRES  
GREENSPACE PROVIDED = 35.068 AC. (1,527,578 S.F.)  
LOT AREA = 6.33 ACRES  
RIGHT-OF-WAY AREA = 3.343 ACRES (145,607 S.F.)  
GREENSPACE AREA (AT OR NEAR ENTRANCE) = 11.313 AC. (492,827 S.F.)  
(AREA OF GREEN SPACE COVERAGE AT OR NEAR ENTRANCE:  
10.652% OF TOTAL SITE, 17.49% OF PHASE 1)

TOTAL SITE AREA = 64.683 ACRES

ALL WATERLINES MUST BE PRESSURE AND BACTERIA TESTED  
BEFORE ANY BUILDING PERMITS CAN BE ISSUED

## OWNER / DEVELOPER/ CONTACT:

"ZIP" ZACH HINTON, JR. (678) 614-4913

SIBLEY-MILLER  
SURVEYING & PLANNING INC.  
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\*LAND DEVELOPMENT DESIGN  
\*CIVIL ENGINEERING  
2060 HWY. 42 NORTH  
McDONOUGH, GA. 30253  
PHONE: (770) 320-7555  
FAX: (770) 320-7333  
www.sibleysurveying.com

FINAL SUBDIVISION PLAT  
RIVER FALLS SUBDIVISION  
LAND LOTS 107 & 118  
of the 2nd. DISTRICT  
SPALDING COUNTY, GEORGIA



PROJECT NO: D04089  
RIVER FALLS  
SUBDIVISION PLAT

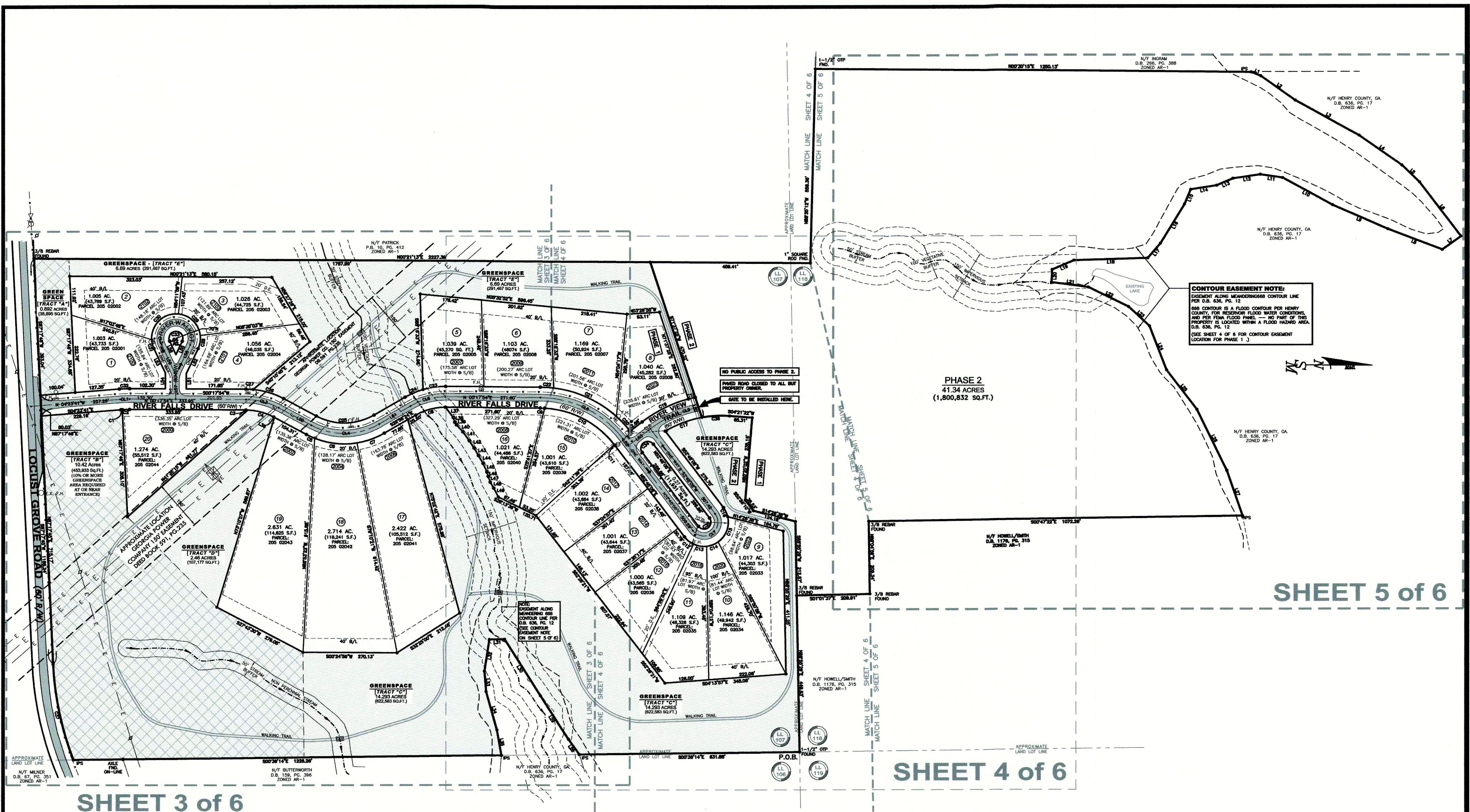
DRAWN BY: JWS

SCALE: 1" = 100'

DATE: 05/18/17

SHEET 1 OF 7





## KEY SHEET

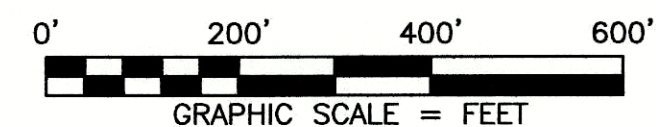
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*FINAL SUBDIVISION PLAT*  
*RIVER FALLS SUBDIVISION*  
*LAND LOTS 107 & 118*  
*of the 2nd. DISTRICT*  
*SPALDING COUNTY, GEORGIA*

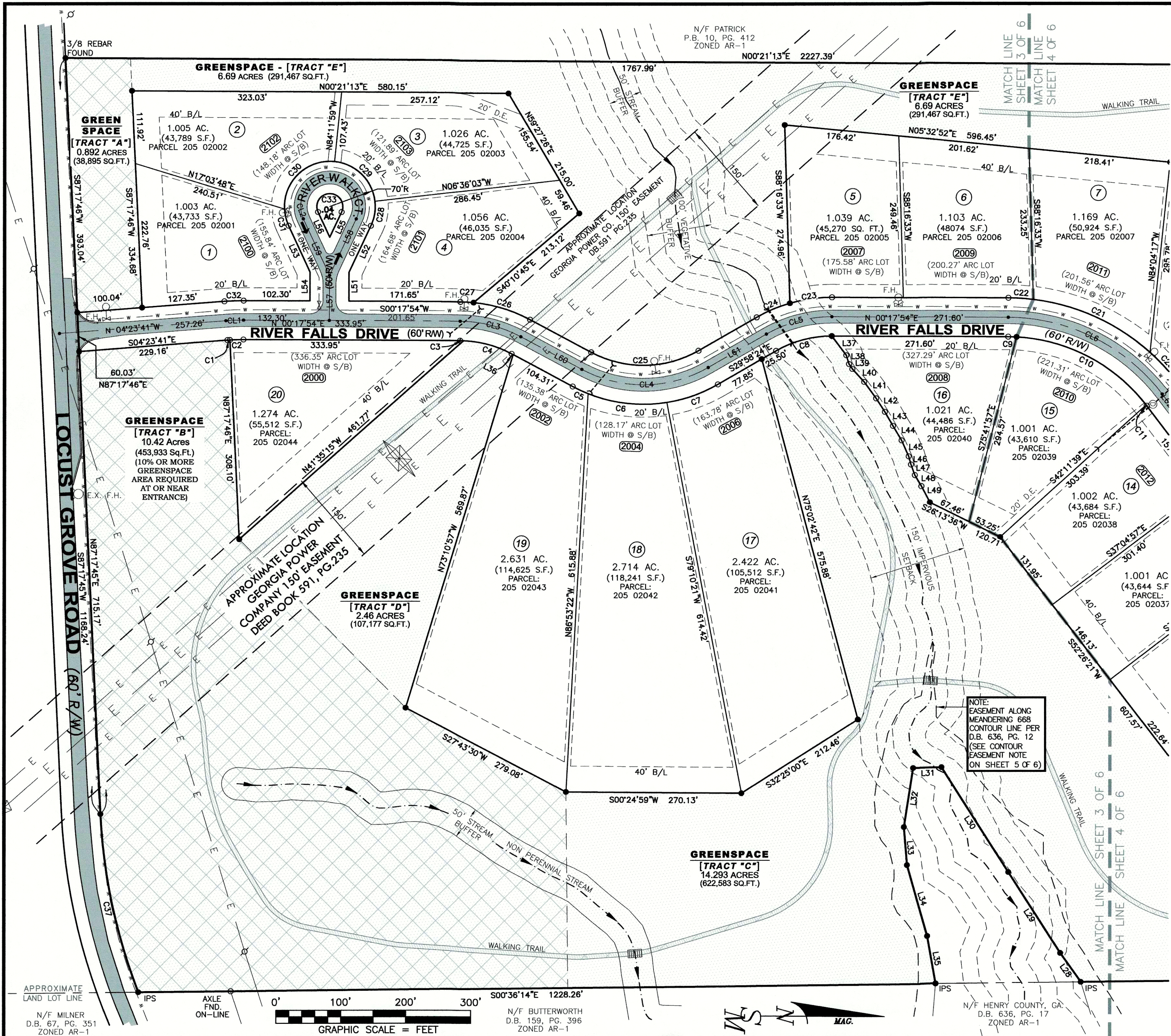


**PROJECT NO.: D04089**  
**RIVER FALLS**  
**SUBDIVISION PLAT**  
**DRAWN BY: JWS**  
**SCALE: 1" = 200'**  
**DATE: 05/18/17**

**SHEET 2 OF 7**







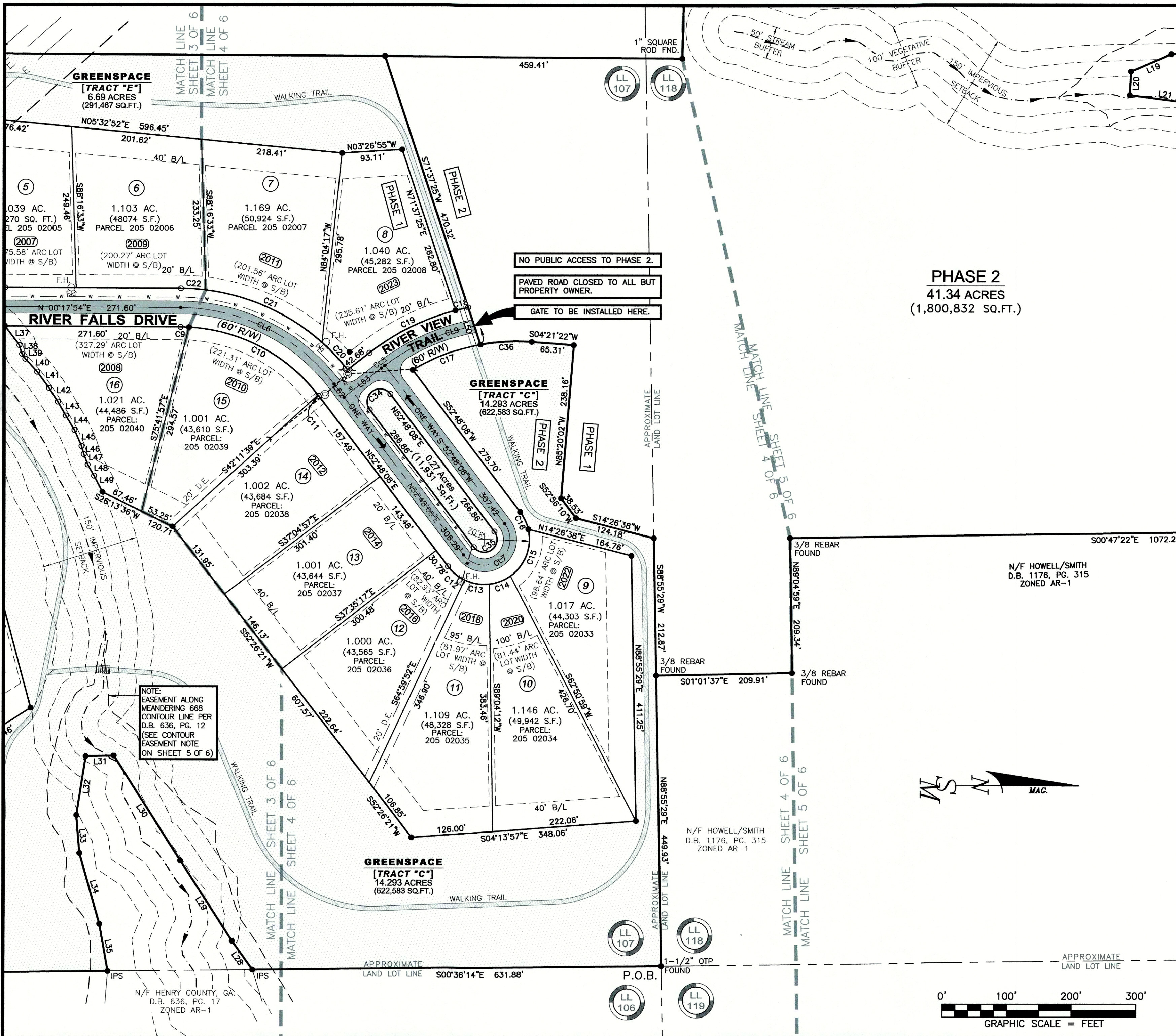
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**FINAL SUBDIVISION PLAT**  
**RIVER FALLS SUBDIVISION**  
**LAND LOTS 107 & 118**  
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**SPALDING COUNTY, GEORGIA**



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**SHEET 3 OF 7**





**PHASE 2**  
41.34 ACRES  
(1,800,832 SQ.FT.)

NO PUBLIC ACCESS TO PHASE 2.  
PAVED ROAD CLOSED TO ALL BUT PROPERTY OWNER.  
GATE TO BE INSTALLED HERE.

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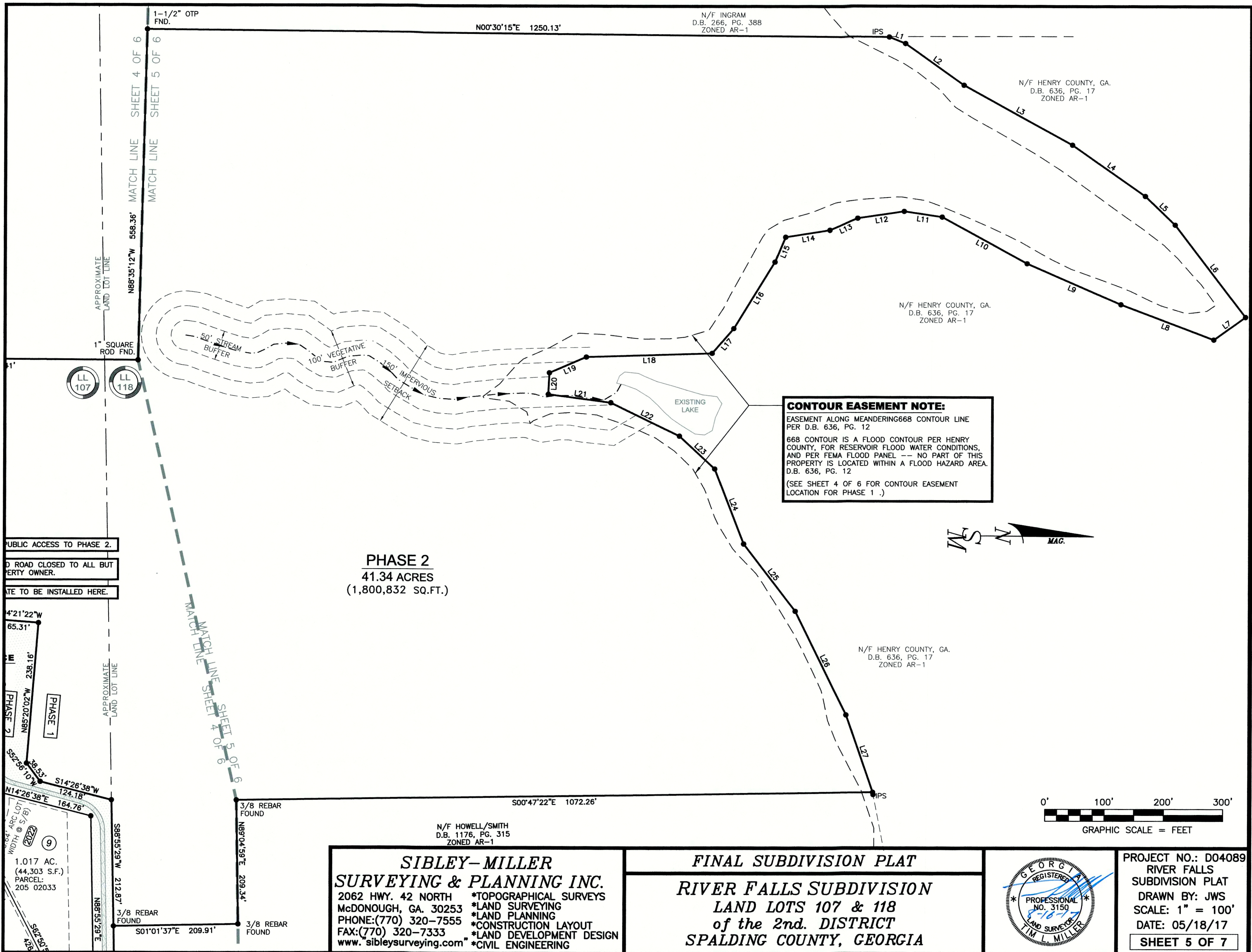
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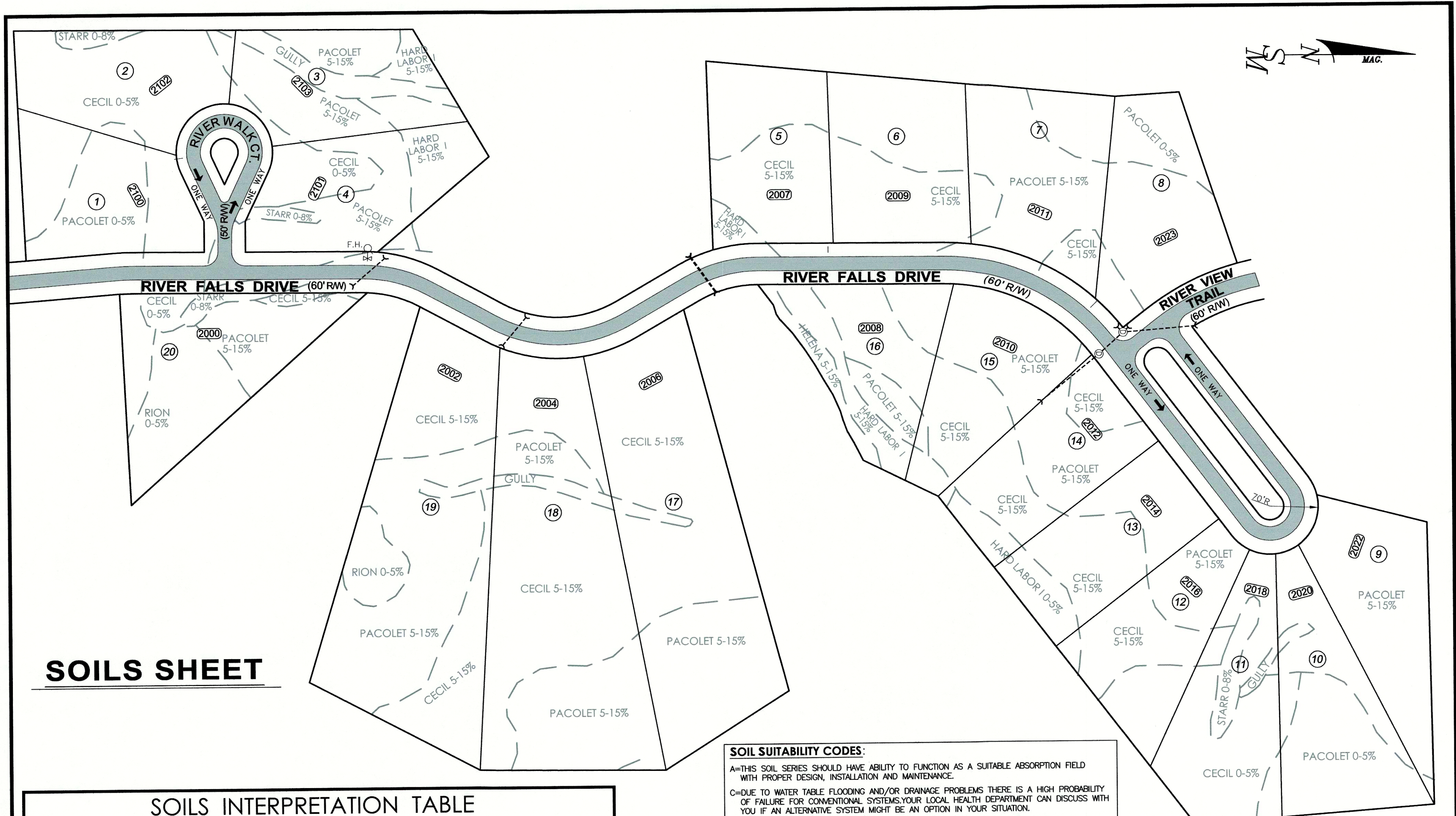


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RIVER FALLS  
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**SHEET 4 OF 7**









SOILS SHEET

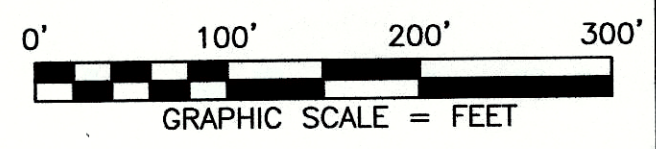
SOILS INTERPRETATION TABLE

		Depth to Seasonal High WATER TABLE		Estimated PERC RATE @ Recommended Installation/Trench Depth	Recommended INSTALLATION/TRENCH DEPTH		COMMENTS
SOIL SERIES AND CODE	SLOPE	Depth to BEDROCK					
	(%)	(inches)	(inches)	(minutes/inch)		(inches)	
ABELL	F	0-8%	>72	<48	NR	NR	WET NATURAL DRAINAGE-WAY
ALTAVISTA	F	5-15%	>72	<24	NR	NR	SEASONAL HIGH WATER TABLE
BUCKHEAD	K	0-5%	>50	>72	45-TIF	24-TIF	STONY SUBSOIL
CECIL	A	0-5%	>72	>72	45	52	
CECIL	A	5-15%	>72	>72	45	52	
GULLY	F	>72	>72	>72	NR	NR	GULLY >4FT DEEP
HARD LABOR I	C	0-5%	>72	36	NR	NR	SEASONAL HIGH WATER TABLE
HARD LABOR I	C	5-15%	>72	36	NR	NR	SEASONAL HIGH WATER TABLE
HARD LABOR II	P	0-5%	>72	50	65-NSI	24-NSI	SEASONAL HIGH WATER TABLE
HARD LABOR II	P	5-15%	>72	50	65-NSI	24-NSI	SEASONAL HIGH WATER TABLE
HELENA	F	5-15%	>72	<30	NR	NR	SEASONAL HIGH WATER TABLE
PACOLET	A	0-5%	>72	>72	35	36	
PACOLET	A	5-15%	>72	>72	35	36	
RAWLINGS	I	0-5%	24-48	>72	NSI	NSI	SHALLOW HARD ROCK-AUGER REFUSAL
RAWLINGS	I	5-15%	24-48	>72	NSI	NSI	SHALLOW HARD ROCK-AUGER REFUSAL
RAWLINGS	I	0-5%	24-48	>72	NSI	NSI	SHALLOW HARD ROCK-AUGER REFUSAL
RAWLINGS	F	>35%	24-48	>72	NR	NR	TOO STEEP
RION	A	0-5%	>60	>72	30	30	
RION	A	5-15%	>60	>72	30	30	
RION	A	15-25%	>60	>72	30	30	
STARR	F	0-8%	>72	>72	NR	NR	NATURAL DRAINAGE-WAY

NOTE: ALL SOIL INFORMATION TAKEN FROM LEVEL 3 (HIGH INTENSITY) SOIL REPORT BY THOMAS MACFIE SOIL SCIENCE INC.

NOTE: ALL SOIL INFORMATION TAKEN FROM LEVEL 3 (HIGH INTENSITY) SOIL REPORT BY THOMAS MACFIE SOIL SCIENCE INC.

**SOIL SUITABILITY CODES:**  
A=THIS SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.  
C=DUE TO WATER TABLE FLOODING AND/OR DRAINAGE PROBLEMS THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS.YOUR LOCAL HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION IN YOUR SITUATION.  
F=NORMALLY CONSIDERED UNSATISFACTORY FOR USE FOR CONVENTIONAL ABSORPTION FIELDS.  
I=DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER SUITABLE AREAS MAY BE FOUND WITHIN MAP UNIT RECOMMEND TEST PITS AND FURTHER STUDY TO DETERMINE IF AREA MAY BE SUITABLE FOR ALTERNATIVE SYSTEM.  
K=THESE SOILS GENERALLY HAVE ENOUGH SOIL MATERIAL OVER BEDROCK TO ACCOMMODATE A SEPTIC SYSTEM HOWEVER INCLUSIONS OF SOILS WITH INSUFFICIENT DEPTH MAY OCCUR. RECOMMEND TEST PITS AND INSTALLATION OF SEPTIC SYSTEM PRIOR TO HOUSE CONSTRUCTION.  
P=THIS SOIL HAS WATER TABLE PROBLEMS IN THE LOWER PORTION OF THE SOIL AND A CLAYEY LAYER IN THE UPPER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR A CONVENTIONAL SEPTIC SYSTEM. HOWEVER THE DEPTH TO SEASONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION MAY BE POSSIBLE(AS LONG AS 24 INCHES OF SEPARATION IS MAINTAINED BETWEEN THE BOTTOM OF THE TRENCH AND THE TOP OF THE SEASONAL HIGH WATER TABLE). FURTHER STUDY, TEST PITS AND/OR SATURATED HYDRAULIC CONDUCTIVITY TESTS MAY BE REQUIRED.



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**FINAL SUBDIVISION PLAT**  
**RIVER FALLS SUBDIVISION**  
**LAND LOTS 107 & 118**  
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PROJECT NO.: D04089  
RIVER FALLS  
SUBDIVISION PLAT  
DRAWN BY: JWS  
SCALE: 1" = 100'  
DATE: 05/18/17  
SHEET 6 OF 7



PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	N21°34'58"E	29.53'
L2	S35°11'59"W	121.00'
L3	S28°47'24"W	209.00'
L4	S35°00'54"W	150.33'
L5	S43°50'55"W	69.98'
L6	S52°36'37"W	196.17'
L7	N35°48'32"W	65.73'
L8	S20°51'18"W	167.82'
L9	S23°32'47"W	172.62'
L10	S28°40'45"W	163.55'
L11	N08°26'39"E	64.72'
L12	S08°28'18"E	79.20'
L13	S23°22'09"E	50.73'
L14	N08°57'17"W	75.61'
L15	S67°11'45"E	45.95'
L16	N58°26'46"W	131.95'
L17	N49°12'20"W	55.52'
L18	N01°46'44"W	212.04'
L19	S23°14'29"E	67.70'
L20	S87°12'57"E	36.42'
L21	S07°34'26"W	106.32'
L22	S25°56'57"W	128.74'
L23	N42°51'10"E	81.50'
L24	S68°46'55"W	135.92'
L25	S52°25'06"W	143.24'
L26	S63°53'42"W	195.42'
L27	S70°51'16"W	138.00'
L28	N54°34'52"E	54.77'
L29	N57°14'26"E	148.12'
L30	N57°34'41"E	192.28'
L31	N01°19'35"W	43.43'
L32	S81°10'31"E	92.43'
L33	N85°19'14"E	58.79'
L34	N74°11'12"E	114.10'
L35	S79°55'34"W	74.29'
L36	N28°13'35"E	2.56'
L37	S53°01'16"W	37.32'
L38	S72°50'45"W	14.24'
L39	N56°31'40"E	9.05'
L40	S47°33'54"W	27.00'
L41	S53°53'46"W	31.37'
L42	S57°07'32"W	24.97'
L43	S60°02'08"W	24.94'
L44	N59°04'01"E	26.03'
L45	S66°03'44"W	27.09'
L46	N74°11'31"E	13.09'
L47	S69°54'23"W	17.38'
L48	S59°49'23"W	20.01'
L49	N62°49'18"E	28.44'
L50	S71°37'25"W	60.46'
L51	N89°42'06"W	44.56'
L52	S64°46'11"E	78.96'
L53	N65°06'58"E	78.82'
L54	N89°42'06"W	44.56'
L55	S64°46'11"E	42.78'
L56	N65°06'58"E	42.78'
L57	S89°42'06"E	69.51'
L58	S64°43'29"E	96.19'
L59	N65°06'58"E	96.15'
L60	N28°13'35"E	106.87'
L61	N29°58'24"W	103.35'
L62	N52°48'08"E	25.46'
L63	N38°00'57"W	73.07'

PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	300.00'	3.94'	3.94'	S04°01'07"E
C2	300.00'	20.64'	20.63'	N01°40'20"W
C3	170.00'	5.35'	5.35'	S01°11'57"W
C4	170.00'	80.08'	79.34'	N15°34'57"E
C5	230.00'	26.13'	26.12'	N24°58'19"E
C6	230.00'	123.51'	122.03'	S06°19'59"W
C7	230.00'	83.99'	83.52'	S19°30'44"E
C8	170.00'	89.82'	88.78'	N14°50'15"W
C9	270.00'	13.00'	13.00'	N01°40'38"E
C10	270.00'	232.94'	225.79'	S27°46'20"W
C11	270.00'	1.48'	1.48'	N52°38'43"E
C12	70.00'	33.35'	33.04'	N39°09'06"E
C13	70.00'	38.98'	38.48'	N09°32'53"E
C14	70.00'	35.70'	35.31'	S21°00'50"E
C15	70.00'	82.26'	77.61'	S69°17'16"E
C16	70.00'	29.62'	29.40'	N64°55'29"E
C17	309.38'	112.42'	111.80'	S20°50'04"E
C18	369.38'	20.08'	20.08'	N13°16'47"W
C19	369.38'	149.43'	148.41'	N26°25'36"W
C20	330.00'	58.24'	58.17'	S46°52'59"W
C21	330.00'	200.61'	197.54'	S24°24'42"W
C22	330.00'	38.58'	38.56'	S03°38'50"W
C23	230.00'	65.78'	65.56'	S07°53'43"E
C24	230.00'	55.73'	55.60'	N23°01'52"W
C25	170.00'	172.68'	165.35'	N00°52'24"W
C26	230.00'	91.68'	91.08'	N16°48'25"E
C27	230.00'	20.43'	20.42'	N02°50'34"E
C28	70.00'	38.89'	38.39'	N80°41'07"W
C29	70.00'	94.80'	87.72'	N44°35'59"E
C30	70.00'	120.90'	106.42'	N43°40'43"W
C31	70.00'	26.54'	26.39'	S75°58'46"W
C32	360.00'	29.49'	29.48'	S02°02'53"E
C33	20.00'	80.33'	36.24'	S00°10'23"W
C34	20.00'	62.83'	40.00'	N37°11'52"W
C35	20.00'	62.83'	40.00'	N37°11'52"W
C36	309.38'	79.81'	79.59'	S03°02'04"E
C37	881.10'	282.19'	280.98'	N77°58'49"E

CENTERLINE CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CL1	330.00'	27.03'	27.02'	N02°02'53"W
CL2	45.00'	180.73'	81.53'	N00°10'23"E
CL3	200.00'	97.49'	96.53'	N14°15'45"E
CL4	200.00'	203.16'	194.53'	S00°52'24"E
CL5	200.00'	105.67'	104.44'	N14°50'15"W
CL6	300.00'	274.91'	265.39'	N26°33'01"E
CL7	40.00'	125.66'	80.00'	S37°11'52"E
CL8	339.38'	6.94'	6.94'	N37°25'49"W
CL9	339.38'	152.31'	151.03'	S23°59'17"E

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER / DEVELOPER/ CONTACT:

"ZIP" ZACH HINTON, JR. (678) 614-4913



PROJECT NO: D04089  
RIVER FALLS  
SUBDIVISION PLAT  
DRAWN BY: JWS  
SCALE: 1" = 100'  
DATE: 05/18/17  
SHEET 7 OF 7

FINAL SUBDIVISION PLAT  
RIVER FALLS SUBDIVISION  
LAND LOTS 107 & 118  
of the 2nd. DISTRICT  
SPALDING COUNTY, GEORGIA

SIBLEY - MILLER  
SURVEYING & PLANNING INC.  
2060 HWY. 42 NORTH  
MCDONOUGH, GA. 30253  
PHONE: (770) 320-7555  
FAX: (770) 320-7333  
www.sibleysurveying.com  
\*TOPOGRAPHICAL SURVEYS  
\*LAND SURVEYING  
\*LAND PLANNING  
\*CONSTRUCTION LAYOUT  
\*LAND DEVELOPMENT DESIGN  
\*CIVIL ENGINEERING





## SPALDING COUNTY BOARD OF COMMISSIONERS Amplification Permit- Amin Wedding

---

**Requesting Agency**

Clerk to the Commission

---

**Requested Action**

Consider request for amplification permit from Daaood Amin for 123 Hummingbird Hollow on September 30th, 2017 from 4:00 p.m. to 11:00 p.m..

---

**Requirement for Board Action**

Amplification permit applications require Board approvals.

---

**Is this Item Goal Related?**

---

**Summary and Background**

Community Development and the Sheriff's Office have reviewed the application and have approved the permit.

---

**Fiscal Impact / Funding Source**

N/A

---

**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amplification Permit Application - Amin Wedding	8/24/2017	Backup Material

FEES PAID

2500  
CD# 1438



8-22-2017  
DATE

SPALDING COUNTY  
PERMIT APPLICATION  
FOR AMPLIFICATION EVENT

NOTE: THIS APPLICATION MUST BE RETURNED TO THE BOARD OF COMMISSIONERS OFFICE AT LEAST 30 DAYS IN ADVANCE OF THE EVENT.

YOUR NAME: DAOOD AMIN SIGNATURE: [Signature]

NAME OF ORGANIZATION RESPONSIBLE FOR EVENT: PERSONAL

DAOOD AMIN

PHONE NUMBER: 770 294 8094

ADDRESS OF RESPONSIBLE ORGANIZATION: 123 Hummingbird Hollow

TYPE OF EVENT (DESCRIBE): WEDDING

EVENT ADDRESS/LOCATION: 123 Hummingbird Hollow

DATE AND TIME OF EVENT: (beginning hour and ending hour): SEP. 30, 2017 6pm - 11pm

PLEASE ATTACH THE FOLLOWING INFORMATION:

- Permission letter from owner of property where event is to be held.
- Map showing the location of the event and all surrounding homes and/or businesses. (Tax Map from Q Public is acceptable)
- Applicant certifies that all adjacent property owners have been notified prior to event.

For requests under five hours, a \$25.00 fee will be assessed. For requests over five hours, a \$50.00 fee will be assessed.

Return this application to the County Commissioners Office. It will be routed to the Community Development and the Sheriff's Department for Review. Once application is approved by Community Development, and documentation received from the Sheriff's Department, only applicable permit applications shall be placed on a County Commissioners' agenda for consideration. All other applications will be approved by Community Development.

[Signature]  
APPLICANT

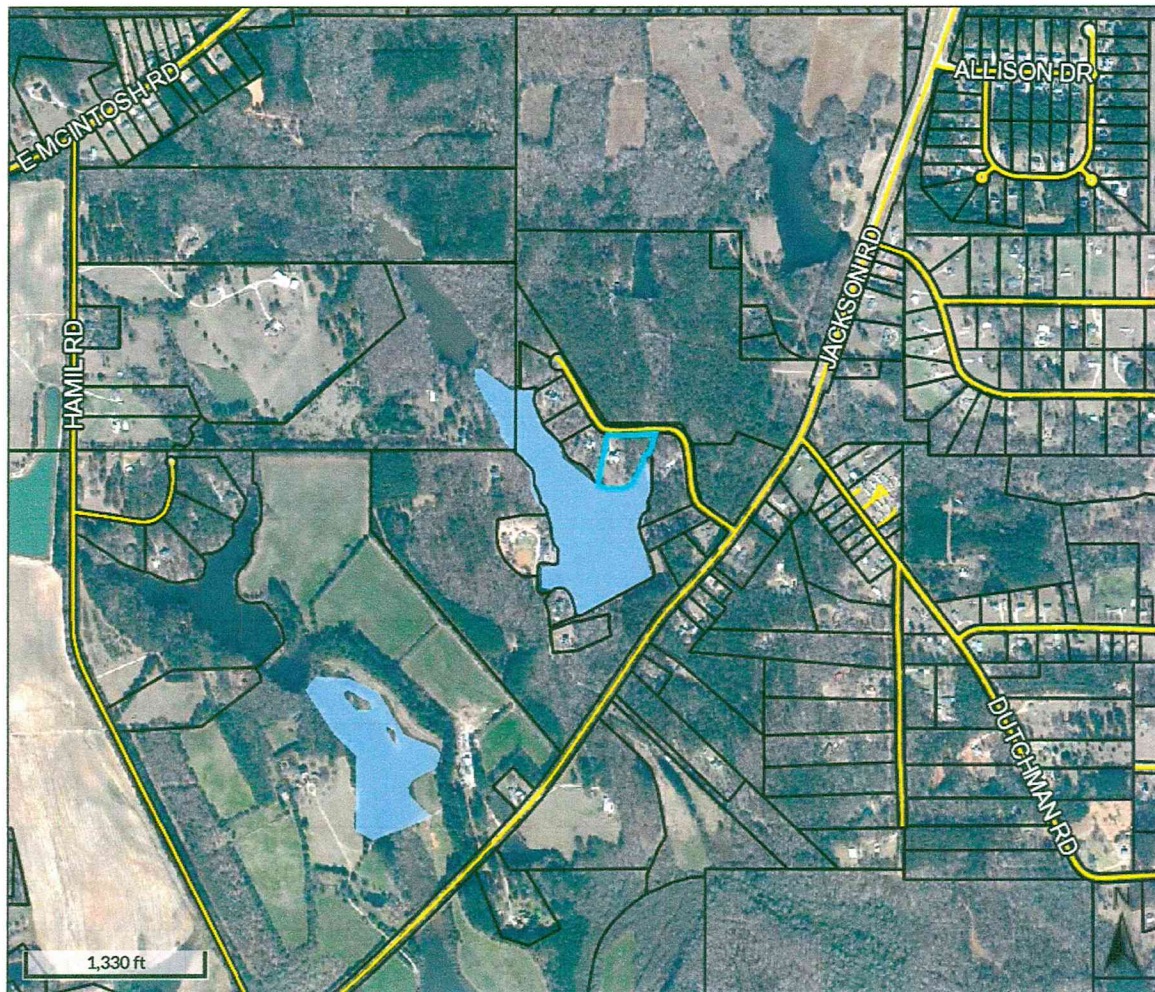
8/22/2017  
DATE

[Signature]  
(YES) (NO) COMMUNITY DEVELOPMENT

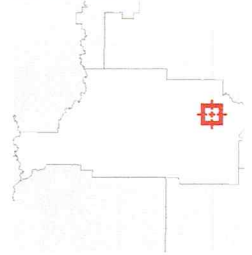
8-23-17  
DATE

REMARKS: \_\_\_\_\_





Overview



Legend

-  Parcels
-  Roads
-  Lakes

Parcel ID	212B01016	Owner	AMIN DAAOOD	Last 2 Sales			
Class Code	Residential		123 HUMMINGBIRD HOLLOW	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN GA 30223	7/21/1994	\$210000	FM	Q
	SPALDING COUNTY	Physical Address	123 HUMMINGBIRD HOLLOW	12/3/1990	\$21500	UK	U
Acres	1.38	Assessed Value	Value \$198664				
		Land Value	Value \$41400				

(Note: Not to be used on legal documents)

Date created: 8/21/2017  
Last Data Uploaded: 8/18/2017 8:48:58 PM



Developed by  
The Schneider Corporation

DAA'OOD R. AMIN  
123 HUMMINGBIRD HOLLOW  
GRIFFIN, GA 30223  
770-294-8094

Spalding County  
Administrative Offices  
119 East Solomon Street  
Griffin, GA 30223

Attn:

To Whom It May Concern:

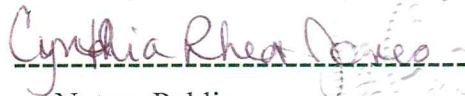
I have contacted all adjacent property owners of the event (wedding/reception)  
located at 123 Hummingbird Hollow.  
The date and time of the event will be from 6pm till 11pm, September 30, 2017.

Sincerely,



Daa'ood R. Amin  
Property Owner

Sworn and subscribed before me  
this      day of



Notary Public

Notary Public, Spalding County, Georgia  
My Commission Expires 6-2-20

DAA'OOD R. AMIN  
123 HUMMINGBIRD HOLLOW  
GRIFFIN, GA 30223  
770-294-8094

Spalding County  
Administrative Offices  
119 East Solomon Street  
Griffin, GA 30223

Attn:

To Whom It May Concern:

I am granting the use of my property located at 123 Hummingbird Hollow  
for the purpose of hosting a wedding and reception.  
The date and time of the event will be from 6pm till 11pm, September 30, 2017.

Should you have any questions please contact me.

Sincerely,



Daa'ood R. Amin



## SPALDING COUNTY BOARD OF COMMISSIONERS Amplification Permit- LaBriola Wedding

---

**Requesting Agency**

Clerk to the Commission

---

**Requested Action**

Consider request for amplification permit from Leslie LaBriola for 650 Birdie Road on November 4th, 2017 from 5:00 p.m. to 11:00 p.m..

---

**Requirement for Board Action**

Amplification permit applications require Board approvals.

---

**Is this Item Goal Related?**

---

**Summary and Background**

Community Development and the Sheriff's Office have reviewed the application and have approved the permit.

---

**Fiscal Impact / Funding Source**

N/A

---

**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amplification Permit Application - LaBriola Wedding	8/24/2017	Backup Material



Ch# 2397  
50.00

FEES PAID



8/22/17  
DATE

**SPALDING COUNTY  
PERMIT APPLICATION  
FOR AMPLIFICATION EVENT**

**NOTE: THIS APPLICATION MUST BE RETURNED TO THE BOARD OF COMMISSIONERS OFFICE AT LEAST 30 DAYS IN ADVANCE OF THE EVENT.**

YOUR NAME: Leslie H. LaBrida SIGNATURE: Leslie H. LaBrida

NAME OF ORGANIZATION RESPONSIBLE FOR EVENT: Wedding

Reception for our daughter Caroline LaBrida

PHONE NUMBER: 678-478-3503

ADDRESS OF RESPONSIBLE ORGANIZATION: 650 Birdie Road Griffin, Ga

TYPE OF EVENT (DESCRIBE): Family Wedding Reception

EVENT ADDRESS/LOCATION: 650 Birdie Road Griffin, Ga

DATE AND TIME OF EVENT: (beginning hour and ending hour): November 4th

5pm - 11pm

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- Permission letter from owner of property where event is to be held.
- Map showing the location of the event and all surrounding homes and/or businesses. (Tax Map from Q Public is acceptable)
- Applicant certifies that all adjacent property owners have been notified prior to event.

For requests under five hours, a \$25.00 fee will be accessed. For requests over five hours, a \$50.00 fee will be accessed.

Return this application to the County Commissioners Office. It will be routed to the Community Development and the Sheriff's Department for Review. Once application is approved by Community Development, and documentation received from the Sheriff's Department, only applicable permit applications shall be placed on a County Commissioners' agenda for consideration. All other applications will be approved by Community Development.

Leslie H. LaBrida  
APPLICANT

[Signature]  
(YES) (NO) COMMUNITY DEVELOPMENT

8/22/17  
DATE

8-23-17  
DATE

REMARKS: \_\_\_\_\_



8/22/17

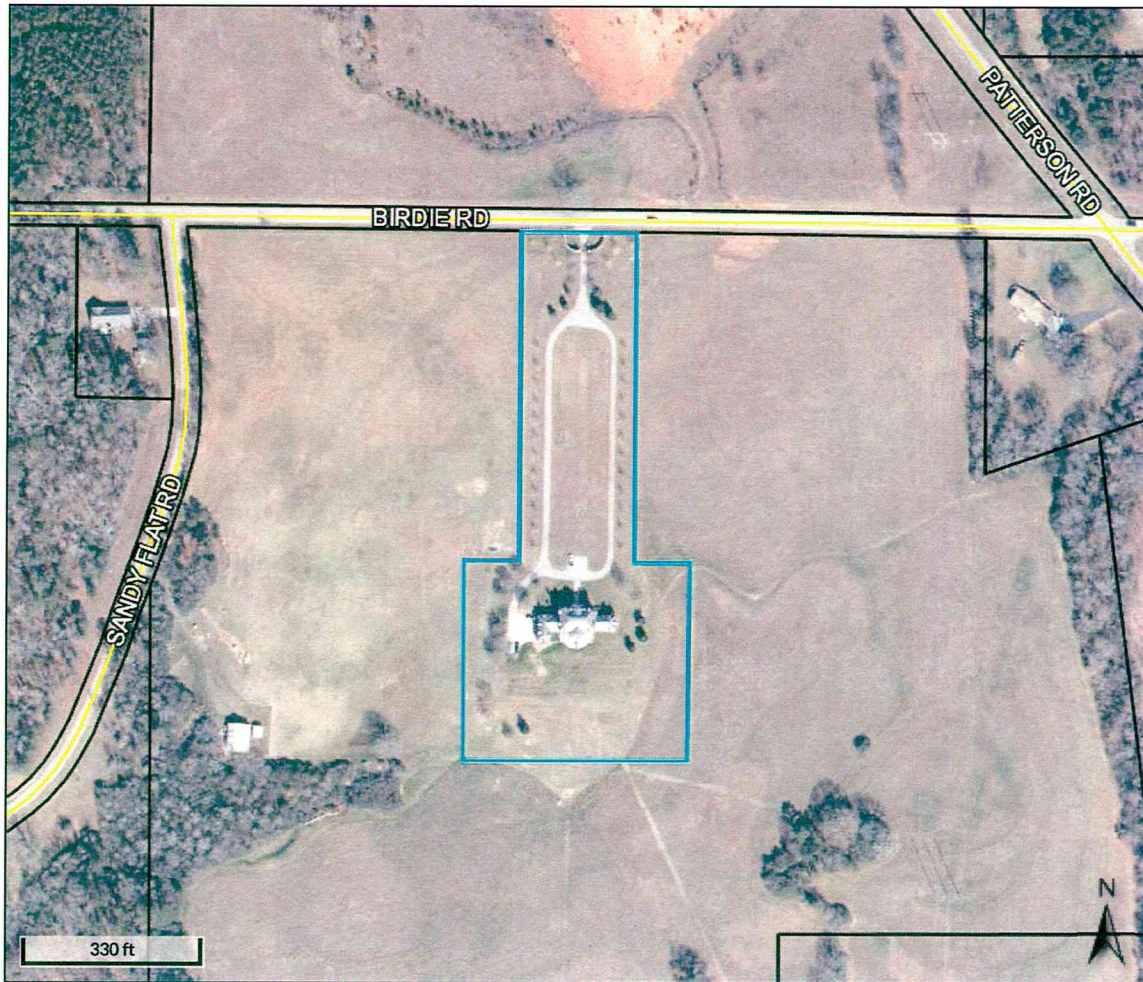
Dear Spalding County,

We are having a wedding reception  
at our home for our daughter on  
November 4, 2017 from 5pm-11pm.

We have spoken to our neighbors and  
have received permission from them  
concerning this event.

Thank you for your time.

Sincerely,  
Leslie A. LaBrie



Overview



Legend

- Parcels
- Roads

Parcel ID	242 02002L	Owner	LABRIOLA STEPHEN T & LESLIE H	Last 2 Sales			
Class Code	Agricultural		650 BIRDIE RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN GA 30223	12/31/1996	\$0	XX	U
	SPALDING COUNTY	Physical Address	650 BIRDIE RD	n/a	\$0	n/a	n/a
Acres	5.87	Assessed Value	Value \$1151321				
		Land Value	Value \$52084				

(Note: Not to be used on legal documents)

Date created: 8/22/2017  
Last Data Uploaded: 8/21/2017 9:11:20 PM



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## SPALDING COUNTY BOARD OF COMMISSIONERS Amplification Permit- Colin Wedding

---

**Requesting Agency**

County Clerk

---

**Requested Action**

Consider request for amplification permit from Humberto Colin to hold a Wedding on October 7, 2017 at 1650 North Walkers Mill Road, Griffin, Georgia from 4:30 p.m. to 11:00 p.m.

---

**Requirement for Board Action**

Amplification permit applications require Board approvals.

---

**Is this Item Goal Related?**

---

**Summary and Background**

Community Development and the Sheriff's Office have reviewed the application and have recommended approval of the permit.

---

**Fiscal Impact / Funding Source**

N/A

---

**STAFF RECOMMENDATION**

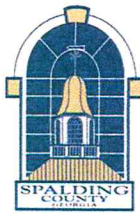
Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amplification Permit - Wedding 1650 N. Walkers Mill Road	8/29/2017	Resolution Letter
<input type="checkbox"/> Community Development Memorandum	8/29/2017	Backup Material





56.00  
FEES PAID

Receipt #025529

8/24/2017  
DATE

**SPALDING COUNTY  
PERMIT APPLICATION  
FOR AMPLIFICATION EVENT**

**NOTE: THIS APPLICATION MUST BE RETURNED TO THE BOARD OF COMMISSIONERS OFFICE AT LEAST 30 DAYS IN ADVANCE OF THE EVENT.**

YOUR NAME: Hubert H. Olin SIGNATURE: Hubert H. Olin

NAME OF ORGANIZATION RESPONSIBLE FOR EVENT: Rancho

Capricho

PHONE NUMBER: ICO 770-778-6215 + 678 789 0971

ADDRESS OF RESPONSIBLE ORGANIZATION: 1650 N Walkers Mill Rd

TYPE OF EVENT (DESCRIBE): Wedding

EVENT ADDRESS/LOCATION: 1650 N Walkers Mill Rd Griffin Ga  
07 Oct 2017

DATE AND TIME OF EVENT: (beginning hour and ending hour): 4:30pm til 11:30pm  
11:00pm

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- Permission letter from owner of property where event is to be held.
- Map showing the location of the event and all surrounding homes and/or businesses. (Tax Map from Q Public is acceptable)
- Applicant certifies that all adjacent property owners have been notified prior to event.

For requests under five hours, a \$25.00 fee will be accessed. For requests over five hours, a \$50.00 fee will be accessed.

Return this application to the County Commissioners Office. It will be routed to the Community Development and the Sheriff's Department for Review. Once application is approved by Community Development, and documentation received from the Sheriff's Department, only applicable permit applications shall be placed on a County Commissioners' agenda for consideration. All other applications will be approved by Community Development.

Hubert H. Olin  
APPLICANT

8/28/2017  
DATE

[Signature]  
(YES) (NO) COMMUNITY DEVELOPMENT

8/29/17  
DATE

REMARKS: See Attached





Overview

Legend

- Parcels
- Roads

Parcel ID	210 01004	Owner	COLIN HUMBERTO	Last 2 Sales			
Class Code	Consv Use		2879 HAMPTON LOCUST GROVE RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		LOCUST GROVE GA 30248	1/10/2014	\$122544	LM	Q
	SPALDING COUNTY	Physical Address	1650 N WALKERS MILL RD	12/15/2003	\$0	GF	U
Acres	25.53	Assessed Value	Value \$599040				
		Land Value	Value \$110061				

(Note: Not to be used on legal documents)

Date created: 8/28/2017  
Last Data Uploaded: 8/25/2017 8:48:36 PM

 Developed by  
The Schneider Corporation



# SPALDING COUNTY

COMMITTED TO EXCELLENCE

## *Memorandum*

To: Board of Commissioners  
William Wilson, Jr. – County Manager

From: Chad Jacobs – Community Development Director

Date: August 29, 2017

Re: 1650 N. Walkers Mill Road – Amplification Permit

---

Staff is recommending approval of the above referenced permit based solely on the permit request only. However, staff does have a concern of a possible wedding/event business operating at this location. This request is the second amplification permit submitted to the county in as many months. However, administration advised that the owner proposed submitting a third request for a wedding in early September but we could not accommodate it due to the constrained time frame.

I called the owner and expressed my concern that three weddings were taking place at this venue in the last two months. I inquired if an event business was operating at the above referenced as it would require approval of a special exception first and a business license if approved. The owner advised that he was letting friends use the facility free of charge. I requested that he attend the meeting that this request was being considered on as the Board may have numerous questions.



## SPALDING COUNTY BOARD OF COMMISSIONERS Amplification Permit- Martinez Wedding

---

**Requesting Agency**

County Clerk

---

**Requested Action**

Consider request for amplification permit from Maria Martinez to host a Wedding Party on October 7, 2017 at 1734 Pineview Road, Griffin, Georgia from 9:00 p.m. to 11:00 p.m.

---

**Requirement for Board Action**

Amplification permit applications require Board approvals.

---

**Is this Item Goal Related?**

---

**Summary and Background**

Community Development and the Sheriff's Office have reviewed the application and have recommended approval of the permit.

---

**Fiscal Impact / Funding Source**

N/A

---

**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Amplification Permit - Martinez Wedding	9/14/2017	Backup Material



Cash

#25.00

FEES PAID

025589



8-8-17

DATE

**SPALDING COUNTY  
PERMIT APPLICATION  
FOR AMPLIFICATION EVENT**

**NOTE: THIS APPLICATION MUST BE RETURNED TO THE BOARD OF COMMISSIONERS OFFICE AT LEAST 30 DAYS IN ADVANCE OF THE EVENT.**

YOUR NAME: Maria Martinez SIGNATURE: \_\_\_\_\_

NAME OF ORGANIZATION RESPONSIBLE FOR EVENT: Maria N Martinez

PHONE NUMBER: 678-362-0965

ADDRESS OF RESPONSIBLE ORGANIZATION: 1734 Pineview Rd

TYPE OF EVENT (DESCRIBE): wedding 10/7/2017

EVENT ADDRESS/LOCATION: 1734 pine view Rd griffin ga

DATE AND TIME OF EVENT: (beginning hour and ending hour): 8:00 pm 11: pm

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- Permission letter from owner of property where event is to be held.
- Map showing the location of the event and all surrounding homes and/or businesses. (Tax Map from Q Public is acceptable)
- Applicant certifies that all adjacent property owners have been notified prior to event.

For requests under five hours, a \$25.00 fee will be accessed. For requests over five hours, a \$50.00 fee will be accessed.

Return this application to the County Commissioners Office. It will be routed to the Community Development and the Sheriff's Department for Review. Once application is approved by Community Development, and documentation received from the Sheriff's Department, only applicable permit applications shall be placed on a County Commissioners' agenda for consideration. All other applications will be approved by Community Development.

Maria N Martinez  
APPLICANT

8-8-17  
DATE

C. J. [Signature]  
☒ (YES) ☐ (NO) COMMUNITY DEVELOPMENT

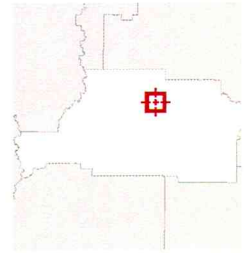
9-14-17  
DATE

REMARKS: \_\_\_\_\_





Overview



Legend

- Parcels
- Roads

Parcel ID	246 02047	Owner	MARTINEZ CORRAL MARIAN & CHRISTIAN HERRERA MARTINEZ	Last 2 Sales			
Class Code	Residential		1734 PINEVIEW RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN GA 30223	5/23/2016	\$0	XX	U
	SPALDING COUNTY			3/10/2016	\$26350	MH	U
Acres	4.47	Physical Address	1734 PINEVIEW RD				
		Assessed Value	Value \$26350				
		Land Value	Value \$40338				

(Note: Not to be used on legal documents)

Date created: 9/8/2017  
Last Data Uploaded: 9/7/2017 8:10:58 PM



Developed by  
The Schneider Corporation



## SPALDING COUNTY BOARD OF COMMISSIONERS

### Background Checks for Coach and Volunteers

---

#### Requesting Agency

County Manager

---

#### Requested Action

Consider recommendation from Parks & Recreation Advisory commission to contract with Verified Volunteers to process background checks for recreation program volunteers.

---

#### Requirement for Board Action

---

#### Is this Item Goal Related?

No

---

#### Summary and Background

##### Volunteer background check process. **Action Item**

Leisure Services Manager Leger is bringing up the background check process, not the content of those checks. The typical process is the association and Leisure Services complete a background check form. It comes back to the Leisure Services office. We transport it to the Sheriff's Department. They run it through GCIC. In a couple days, Leisure Services goes back to the Sheriff's Department, picks up those completed background checks, and takes them to their security supervisor at Griffin PD. He takes those completed background checks and runs additional checks for sex offenders' registry, possible aliases, and more. The process stalls at GPD because this is an extra duty for the officer who already has a full-time job. The wait can be three weeks or more. In the meantime, associations are asking Leisure Services if the checks have cleared because people can't start coaching until the process is complete. Once the security supervisor clears the background checks, Leisure Services get the list of those approved, which has to be entered into the National Alliance for Youth Sports (NAYS) database. The association can then see who has cleared their background check. It is a cumbersome process and Leisure Services Manager Leger would like to propose a better solution.

NAYS recommended a new procedure called Verified Volunteers. Special Olympics uses this system. A coach or other volunteer enters their own information into the Verified Volunteers website. Leisure Services would no longer handle Social Security numbers. Within one to two days, a report is back. The coach gets a copy of the results and Leisure

Services gets a notification they were cleared or need further review. The department would then go into NAYS and finish the coach certification. The cost is \$15 per volunteer per year. Once the initial check is done, a follow up is done each month for a year. This is the only company to do a monthly follow up. The coach can share the results with other associations for no extra cost.

Chairman Holmes likes the monthly follow-up provided.

Mr. Ward asked if there are current coaches whose background checks have not come back; the answer is yes. Per the security supervisor, they are not ineligible, but he likes to run a deeper list.

Leisure Services Manager Leger believes implementing this program will cost an average of \$3 per participant per association.

Vice Chairman McLean asked if there is a cost for the current process; Leisure Services Manager Leger answered that there is only the indirect costs associated of time, gas, etc.

The Verified Volunteers background check goes beyond the review that Sheriff's Department does with GCIC. They will review aliases, maiden name, county and civil records, county and state records, residences for past seven years, credit report, federal criminal, federal civil, motor vehicle, nationwide criminal, national and state sex offender, abuse and neglect, Office of Foreign Assets Control, and Office of Inspector General. It is the most comprehensive background check available.

Chairman Holmes asked where the cost will be met. Leisure Services Manager Leger responded that the County Manager is looking for recommendations from the board on the matter. Chairman Holmes asked association board members present if there was a cost to join their association board. Basketball membership is \$10; baseball/softball is \$1 for voting privileges. Chairman Holmes suggested the cost be met at the association board level.

Ms. Horne asked if the associations will be able to pay for all checks at one time. Leisure Services Manager Leger answered that Verified Volunteers will set things up however the association wants; they will customize it.

Chairman Holmes suggested it might be best for the association to cover the cost in full with one large payment and then pass the fee on.

Vice-Chairman McLean asked if it would be a problem to let each association decide how to handle the cost or if the process needed to be uniform.

Chairman Holmes inquired if it was an option for associations to use the background check service of their choice. It is not, per Leisure Services Manager Leger.

Leisure Services Manager Leger stated that Verified Volunteers would set up Parks, Public Grounds and Leisure Services as the parent organization. The associations would

be children under us, which would allow us to view results.

Chairman Holmes asked how many people need these background checks. Leisure Services Manager Leger answered about 350 people.

Leisure Services Manager Leger pointed out the \$3 cost estimate won't always apply, because it didn't consider coaches in multiple sports. If a coach signed up with another association first, the \$15 cost won't be charged to any associations added later.

The department would set a start date for the new process to allow associations to plan for implementation.

Vice-Chairman McLean asked which association would bear the cost for volunteers that signed up with more than one association. Leisure Services Manager Leger responded that it would be the first association the volunteer signs up with on the website. It is up to the coach which association or organization his information is shared with.

Ms. Horne asked how easy it is to add another sport; Leisure Services Manager Leger answered that it is easy to do. She also shared her own positive experience using Verified Volunteers as a volunteer.

Leisure Services Manager Leger stated that coaches already pay \$25 per year to be certified with NAYS.

Chairman Holmes solicited the opinions of the Commission Members.

Mr. Oatman asked for the options to be reviewed again regarding payment for Verified Volunteers.

Associations can choose how they collect money to pay for Verified Volunteers background checks. They might pay outright, have a fundraiser, or pay out of registration fees by increasing the cost.

Ms. Horne pointed out the charge for using Verified Volunteers could be listed on the association registration form, like the \$10 payment to the county.

Vice-Chairman McLean inquired if it was feasible to recommend to accept using Verified Volunteers and then talking to the associations and having them decide on implementation.

Mr. Oatman asked if NAYS guaranteed the program. For instance, would NAYS accept liability for faulty checks? Leisure Services Manager Leger clarified that Verified Volunteers would assume liability.

Leisure Services Manager Leger stated that Verified Volunteers is working on integrating with NAYS.



Chairman Holmes stated that the commission can let associations plan their own methods for payment but should adopt use of Verified Volunteers.

- ***Motion/Second by Ward/McLean to recommend to Board of Commissioners to accept Verified Volunteers and allow associations to determine how to pay fees.***

---

**Fiscal Impact / Funding Source**

No cost to the County.

---

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Verified Volunteers	8/25/2017	Cover Memo

## Background Screening Proposal

VERIFIED VOLUNTEERS  
113 South College Avenue  
Fort Collins, CO 80524

DATE ISSUED:  
August 2017



Please find attached a proposal that will dramatically improve your volunteer screening program efficiency and mitigate unwanted risk. Verified Volunteers offers an Advanced Criminal Level and a Complete Criminal Level screening package tailored to the specific needs of the service sector. Our Complete Criminal Level screen includes a Locator Select (VV exclusive) search that encompasses over 2,000 of the Sheriff's offices/departments in the U.S. giving you greater security and more criminal results than any other product on the market today.

Verified Volunteers will keep the background checks up-to-date with monthly updates and let your volunteers own and maintain their background checks in personal accounts. They can then share these up-to-date checks with other organizations.

Our national community screening model, custom designed for volunteers, is first-of-its-kind in the market and a next-generation platform that we envision all volunteer managers choosing. Points of Light, our national strategic partner agrees. Well-known clients with national reach have joined us in the last year—AYSO, Special Olympics, The PGA TOUR, The PGA of America, USA Basketball, USA Taekwondo, the NCAA, the 500 Festival and Super Bowl 50, 51 and 52.

Sincerely,

Troy Gerber  
Senior Account Executive, Sports  
612-723-8377  
[troy@verifiedvolunteers.com](mailto:troy@verifiedvolunteers.com)

In Partnership with  
**POINTS  
OF LIGHT**



## Who We Are

We are the only background check platform tailored to the specific needs of the service sector and the first online community to mobilize repeat, vetted volunteers. We work with some of the country's largest volunteer programs to make volunteer screening faster, easier and less costly for nonprofits and volunteers themselves. Our Volunteer Fast-Pass propels nonprofit organizations by empowering volunteers to take greater ownership of costly, time-consuming screening processes. In short, **we are changing the way this country screens volunteers – program by program, volunteer by volunteer.**

We are proud to be backed by Sterling Talent Solutions, one of the world's oldest, largest and most respected background screening companies. While the screening industry has been relatively stale over the past decade, Sterling Talent Solution's innovative products and service delivery is a breath of fresh air. CourtDirect, a proprietary technology revolutionized the background screening industry over a decade ago by building automated data pipelines directly into America's county and state courthouses, resulting in the industry's fastest turnaround times. Through Sterling Talent Solutions, we also have access to breakthrough technology and products like Locator Select and to a compliance team with decades of background screening experience.

## Our Strong Partner Network

Verified Volunteers began with a hope and a dream shared by Verified Volunteers founders and **Points of Light**, the world's largest organization dedicated to volunteer service. That dream? To put people – volunteers themselves – at the center of change. With their support as our Mission Partner, we are transforming volunteer screening around the country.

Our partnerships do not stop with Points of Light. We have regional partnerships with many of Points of Lights' HandsOn Action Centers across the fifty states. We are recognized as the Preferred Partner with many national volunteer organizations, including Girl Scouts, Catholic Charities USA, AJFCA, CASA, Meals on Wheels America, Special Olympics, and the YMCA. We integrate with volunteer management systems like Hands-on Connect, Volunteer Matters, Galaxy Digital, CiviCore, VolunteerHub, and VSysOne. We serve thousands of volunteer programs – programs that span the country and all the major service sectors: education, healthcare, sports, youth development, social & human services, and religious institutions. The growing number of programs we have on board is a testament to our strong partner network – they are spreading the word about our new model of screening and their testimonials are leading to viral adoption of Verified Volunteers.

## The Current State

The volunteer screening process – as many know it – is not ideal. It is...

**Painful.** Volunteer managers tell us that they are fed up with low-quality, incomplete searches; tired of time consuming processes filled with administration, spreadsheets & paper work; and exasperated with slow turnaround times.

**Frustrating.** Volunteers tell their volunteer managers that they have recently been screened by another organization. These volunteers wish they didn't have to endure yet another lengthy screening process – often at a prohibitive cost. And they want to start volunteering right away.

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So we've changed the game with Verified Volunteers.

## How We're Changing the Game

Verified Volunteers was built by volunteer managers, for volunteer managers and their volunteers. Here's what sets us apart:

- ✓ **The Highest Quality and Accuracy.** Using a combination of proprietary technology and a set of unique criminal locators, Verified Volunteers finds more criminal records at America's county and state courthouses and delivers the most accurate information available about prospective and current volunteers. The Verified Volunteers screening process goes far beyond the stale, instant database background checks and incomplete searches used by other providers.
- ✓ **Added Peace of Mind.** Volunteer information is updated free of charge each month for the first year so our clients have the added security of monitoring volunteers for new criminal records.
- ✓ **Secure and Compliant.** Verified Volunteers background checks are housed in a completely secure environment and are fully FCRA compliant.
- ✓ **Easy Ordering and Administration.** Volunteers enjoy paperless, self-service ordering and volunteer managers administer their volunteer screening and renewal checks directly through the Verified Volunteers platform. With the intuitive Volunteer Management dashboard, volunteer managers:
  - Communicate with volunteers. Request that prospective and current volunteers get screened using a variety of methods: email invitations, embedded links, and/or GOOD DEED codes.
  - View volunteer information the way *you* want with customizable/sortable fields.
  - Quickly rate background checks. Once volunteers have been rated, they are automatically notified of their status – no extra work on your end.
- ✓ **Free Volunteer Management Software.** Hosted in the cloud, our volunteer tracking tools, filters and reminders help to significantly reduce administrative time. You can use our technology to organize and edit your volunteer pool, easily upload and export lists of volunteers, view volunteer profiles, and more.
- ✓ **Customized Payment Options Save Financial Resources.**
  - Organizations can decide to cover the entire cost of the screening.
  - Organizations can ask the volunteer to pay the full cost.
  - Organizations can split the cost with the volunteer.
  - Or organizations can simply give the volunteer the option to contribute to the cost of their screening.
- ✓ **A Volunteer Community.** Volunteers can own and control a copy of their background check in secure volunteer accounts. Through their volunteer profiles, they can find new volunteer programs that interest them.
- ✓ **The Volunteer Fast-Pass.** Volunteers vetted by other organizations in the Verified Volunteers community can securely share up-to-date background checks with Verified Volunteers clients. Programs in the Verified Volunteers community receive these checks instantly and at no charge. Volunteers and organizations can also earn rebates if a check gets shared.



## We Can Help You Save



- With the volunteer self-payment feature, including optional contributions by volunteers, our volunteer programs are seeing a 52% reduction in their volunteer screening cost.



- We offer volunteer managers easier volunteer management and organization tools, help you eliminate data entry, enable you to reduce the time you spend answering questions, and provide quicker turnaround times. All of this combined means volunteer programs are saving 13 minutes on average per volunteer.



- You get heavily discounted pricing. Pay below market prices and receive higher quality checks. Plus, receive free monthly updates (up to 11 free checks) with real-time alerts.
- Thanks to our Volunteer Fast-Pass, you can benefit from the volunteer's ability to securely share background checks free of charge with multiple volunteer organizations on the platform. That means your organization can access free shared checks.
- If you pay for your volunteer's background check and they share it with another organization, you can receive a \$2 rebate for the first two shares.

NOTE: Data gathered from information from actual Verified Volunteers volunteer programs

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## Our Products & Services

Our volume-based pricing model charges only for the amount of actual volunteer checks that your organization runs. There are no annual fees or minimum order quantities. All of our tools as well as our updating and sharing technology come to you at no additional cost.

NEW ORDER SERVICES	BASE PRICE
<b>Advanced Criminal Package Search</b>	<b>\$15.00</b>
Social Security Trace	
Government Watch List Search (OFAC)	
Nationwide Criminal Database Search with Primary Source Validation	
Dru Sjodin (NSOPW) National Sex Offender Registry	
Current county/state of residence search	
<u>Monthly</u> updating of Nationwide Database Search with primary source validation (for one year)	
<b>Complete Criminal Package Search</b>	<b>\$35.00</b>
Social Security Trace	
Government Watch List Search (OFAC)	
Nationwide Criminal Database Search with Primary Source Validation	
Dru Sjodin (NSOPW) National Sex Offender Registry	
Current county/state of residence search	
County/state searches from last 7 years address history (based on the SSN Trace)	
County/state searches from last 7 years' alias/maiden name history (based on the SSN Trace)	
Locator Select Database Search with primary source validation	
<u>Monthly</u> updating of Nationwide Database Search with primary source validation (for one year)	
<b>A la Carte Items</b>	
Locator Select Database Search with primary source validation (Add-on option to Advanced Package)	<b>\$4.00</b>
Motor Vehicle Report	<b>\$5.00</b>

NOTE: Pricing excludes fees charged by state, county and motor vehicle repositories.

FAST-PASS / SHARED SERVICES	BASE PRICE
Fast-Pass Shared Criminal Package	FREE

REBATES	REBATE
Rebates from Fast-Pass Sharing by Volunteers with Other Organizations*	up to \$4.00

\*Received when your organization has paid for a portion of the original background check and the volunteer has purchased the Fast-Pass (unlimited sharing subscription). Rebates of \$2.00 are given for the first two shares marked "Eligible" by other organizations.

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## Detailed Description of Services

### Alias/Maiden Name Search

An alias or maiden name is any name an individual has used at another time, in another place, or in another circumstance, for any reason. Our alias/maiden name search searches those names provided during the screening order process as well as those names uncovered through an SSN Trace. This includes nicknames, but excludes obvious errors and misspellings. When we conduct an alias/maiden name search, we search the National 50 State Sex Offender Registry Search (Dru Sjodin/NSOPW), the volunteer's current county/state of address, and every county/state identified through the last 7 years' address history *for each alias and maiden name*. We must conduct separate searches for each of these names because, in the eyes of the courthouse, each name represents a unique individual.

### County Civil Searches

The County Civil Search searches the upper and lower civil courts for violations of trust and civil law. Results generally include case number, court, plaintiff, defendant, disposition and judgement details and are usually verified by name match only. Get a clearer picture of your volunteer by searches for potential cases in which they were involved in civil court.

### County/State Residence Criminal Search (Current)

The address entered during the background check order process is used to determine the county and state of residence (U.S.) for the volunteer. Current and prior Puerto Rico, Virgin Island, Guam, and American Post Office addresses can also be entered by the volunteer. We search for any reported criminal history for the volunteer in that county or state at the primary source of information (the state or county courthouse). Should we find any criminal history, we report the information in accordance with applicable FCRA rules.

### County/State Search(es) – 7 Years of Address History

We identify all counties/states in which the volunteer has lived in the last 7 years. We search those counties/states at the primary source of information (the state or county courthouse) using the name in question and other personally identifiable information. Should we find any criminal history, we report the information in accordance with applicable Federal and State of Residence FCRA rules.

### Credit Report

Helps you assess the candidate's financial responsibility by showing a comprehensive credit history.

The Credit Report reveals potential patterns of inability to meet obligations. Using the report, you can identify those applicants that have a history of irresponsible behaviors and potentially disqualify them.

### Fast-Pass

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A Fast-Pass is a subscription optionally purchased by the volunteer that allows the volunteer to securely share their up-to-date background check with an unlimited number of organizations in the Verified Volunteers community for a period of 12 months (as long as no criminal history has been reported in the most recent 30 day period; once criminal history is reported, the check is no longer shareable). Organizations in the Verified Volunteers community receive these shared checks for free. When a check is shared, whoever paid for the original check (the volunteer or the organization) can earn a rebate.

### Federal Criminal Searches

The Federal Criminal Search searches all district courts throughout the U.S. and related territories (94 in total) for crimes different than those found through a county level search. These may include, but are not limited to, international/inter-state drug trafficking, kidnapping, tax law violations, immigrations, weapons, and civil rights violations. Since crimes that are committed on federal property (national parks) or across state lines (drugs, kidnapping, etc.) are tried in federal court, the results wouldn't be reported at the state or local level.

### Federal Civil Searches

Federal Civil Search searches all district courts throughout the U.S. and related territories (94 in total) for records related to Federal Statutes which include, but are not limited to, the EEOC, EPA, Treasury or SEC Fraud and Civil Rights. Records include actions that cross state lines with dollar amounts greater than \$10,000 and federal civil suits where damages exceed \$75,000. Get a clearer picture of your volunteer by searches for potential cases in which they were involved in civil court.

### Government Access Fees

Certain state and county courts charge access fees to obtain criminal history information. Like any other provider running real background checks, at Verified Volunteers these fees are separate from the base cost of the background check. They are passed along at cost to whoever is responsible for the cost of the background check (either the organization or volunteer). We do not mark these fees up. **NOTE:** Currently, fees are charged for state searches in 7 states and approximately 3-4% of the 3,800+ counties. The number of locations that charge fees – and the amounts of those fees – is subject to change. Before charging access fees, we apply our Smart Order Builder Technology. This technology takes into account a rigorous evaluation of various county and state data sources and chooses the source that provides the most comprehensive data at the lowest cost.

### ID Confirm

ID Confirm ensures you are screening your potential volunteer using the same information (SSN, DOB, name) found on their legitimate government-issued ID. It reduces the risk of error that occurs when manually entering information, increasing peace of mind and decreasing time and money spent on searches based on inaccurate information.

### Locator Select Search with Validation

Locator Select is a proprietary Verified Volunteers integration that directly accesses over 2,000 county jail and or/Sheriff's departments. Locator Select alerts us to arrest history dating back as far as 7 years and straight through to the night prior to the search. We identify locations where an individual may have been arrested or incarcerated and then search that location's zip code at the state or county courthouse to verify the information and see what happened after the arrest. The result? We find *over 20%* more hits using Locator Select! When combined with the National Criminal Database, the resulting search closes many gaps.

### Monthly Updates

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People can commit crimes after they begin working or volunteering with your organization. For that reason, it's important for you to monitor individuals for new criminal history on an ongoing basis. Verified Volunteers conducts monthly Nationwide Criminal History search updates for 11 months after the original background check report is run (for a total background check period of 1 year) and alerts you to any new cases that are found. Before new criminal history is reported to you, we validate that information at the primary source of information (the county or state courthouse). Monthly updates continue to run for the full 1-year period whether new criminal history is reported or not.

### **Motor Vehicle Record Check**

A Motor Vehicle Record Check returns driving record information – status of license, accidents, convictions, violations, traffic conviction points, DUIs – for both Commercial and Non-Commercial Driver Licenses. Commercial Driver License reports will contain additional information such as Medical Certificate Information. Reporting varies by state, but typically searches up to the past 3 years for minor offenses and up to the past 5 years for major offenses. Most states report out of state convictions for major offenses. Most states do not report out of state accidents. Most states charge fees to access their driving information. Verified Volunteers passes these fees through without markup.

### **Nationwide Criminal History Search with Validation**

A Nationwide Criminal History search uses the full name and date of birth provided by the volunteer during the order process to search over 900 criminal information data sources from all 50 states. Although this sounds comprehensive, the quality and breadth of data varies by state, and is limited for over 2/3 of the nation's states (defined by limited data sources or stale information updated infrequently). At Verified Volunteers, we recognize the limitations of this search. Still, it's a valuable locator tool that helps us identify areas outside of address history where criminal history might have occurred – areas where the volunteer has worked, travelled or played. We always validate potential matches found in the Nationwide Criminal History search at the primary source of information (county or state courthouses) for criminal history records. This helps us ensure clients that the data reported about their volunteers is the most accurate and up-to-date possible.

### **National State Sex Offender Registry Search (Dru Sjodin/NSOPW)**

The National State Sex Offender Registry Search / National Sex Offender Public Website (NSOPW) is a comprehensive state sex offender search – *it is the only up-to-date, comprehensive source of sex offender information*. While the website is maintained by the U.S. Department of Justice, it is the responsibility of each jurisdiction in the United States to keep sex offender information for their area accurate, up-to-date, and accessible by the NSOPW. Sex offenders are not reportable under Nevada state law, so Verified Volunteers is not able to return results for offenders registered in Nevada. Oregon only reports information for those sex offenders considered to be "predatory."

### **Neglect/Abuse Registries**

A neglect or abuse registry is a statewide database which includes individuals against whom a court has found guilty of abuse or neglect. Organizations that deal with vulnerable populations often require a check of their state's Neglect/Abuse registry to keep those they serve out of harm's way.





### **Office of Foreign Asset Control (OFAC) Watch List Search**

Also known as the Government Watchlist Search, the Office of Foreign Asset Control (OFAC) search lists those individuals identified as threatening to or ineligible to conduct business with the U.S. Federal Government. It includes Specially Designated Nationals (SDNs), those individuals and companies associated with specific countries the U.S. considers dangerous or does not want to have dealings with, and those known to be affiliated with terrorism or drug trafficking. It also includes Foreign Sanctions Evaders (FSEs), individuals who have or have tried to violate U.S. sanctions on various countries. This list includes Iran, Syria, Cuba, Ukraine, and Russia.

### **Office of the Inspector General (OIG) / GSA**

The Office of the Inspector General (OIG) List of Excluded Individuals/Entities (LEIE) / General Services Administration (GSA) searches are used (1) to check individuals applying for volunteer roles in the healthcare sector for suspension, debarment or fraud using the System for Award Management maintained by the GSA (2) to determine if an applicant is excluded from participation in Medicare, Medicaid, and other Federal health care programs using information provided by the Office of the Inspector General US Department of Health and Human Services. This search can be used to check persons who would be placed in high level or regulated positions for suspension, debarment or fraudulent activities.

### **Rebate**

When a check is shared via Fast-Pass, whoever paid for the original check (the volunteer or the organization) can earn a rebate for the first 2 shares. Rebates are limited to \$8 per volunteer (\$4/share) and \$4 for the organization (\$2/share). For volunteers, rebates are automatically applied to the next background check order; rebates expire 14 months after the date the original background check order was placed. For an organization, rebates are automatically deducted from the next invoice.

### **Reference Interview**

A reference interview is a short phone interview conducted with a personal or professional acquaintance of the volunteer. The purpose is to help achieve a judgment of the volunteer's character and how he or she might fit within your organization.

### **Regulated Jurisdictions**

Verified Volunteers wants to provide the best quality and lowest cost search to our clients. But sometimes, state or sector regulations dictate the specific background search to run (Pennsylvania and Florida are good examples). We call them Regulated Jurisdictions. Primarily clients that work with vulnerable populations are required to run State or FBI searches in order to be compliant. If such a requirement exists in your organization, check with Verified Volunteers. We may be able to help.

### **Smart Order Builder Technology**

We use what we call "Smart Order Builder Technology" to make sure we are providing the most accurate and comprehensive background checks possible based on the screening package chosen by our clients. This technology uses volunteer-provided information and combines it with information derived from an SSN trace (where applicable), county/state searches, and Nationwide Criminal History and Locator Select searches to ensure we are searching all applicable jurisdictions under all potential alias/maiden names (where applicable).

This technology also detects, for each jurisdiction, how complete the county and state court records are and chooses the more comprehensive search to conduct.

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## Social Security Trace

A Social Security Trace uses the volunteer-provided social security number to find all reported address information for an individual over the last 7 years, meaning we are not reliant on the address history the volunteer has elected to provide. The trace also finds all names used by the volunteer – the given name as well as any alias/maiden names used. The information returned from the trace is then used to determine the name/court of record combinations that will be searched (see Smart Order Builder Technology). This ensures that we are searching all applicable jurisdictions under all potential alias/maiden names. Using a Social Security Trace as part of the search package maximizes your chances of finding all pertinent criminal history for an individual.

## Validation

Validation is our process of checking data at the primary source to ensure we are providing the most accurate information possible. The primary source of information is the county or state courthouse, or court of record, in the applicable volunteer jurisdiction(s) (*for our purposes, the "jurisdiction" is the location searched for criminal history information*). After we find a potential "hit" in a Nationwide Criminal History search and/or a search using Arrest Direct, we search the volunteer at the county or state courthouse in the jurisdictions we identify. Before considering any information we find to be reportable, we match it to the volunteer using 2 indicators (2 pieces of personally identifiable information, such as their name, date of birth or social security number). The validation portion of our process helps us ensure accuracy, as noted, but it is also vital to guarantee compliance with the FCRA.





## SPALDING COUNTY BOARD OF COMMISSIONERS Field/Facilities Fees

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### Requesting Agency

County Manager

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### Requested Action

Consider recommendation from the Parks & Recreation Advisory Commission to continue waiving the field/facility use fees for association hosted tournaments.

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### Requirement for Board Action

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### Is this Item Goal Related?

No

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### Summary and Background

Consider recommendation to continue to waive field/facility use fees for association tournaments. **Action Item**

Leisure Services Manager Leger stated that about a year ago, the Board of Commissioners accepted the recommendation of this item. While doing so, they requested tournaments be tracked to see if an increase occurred. Tournaments have doubled since the waiving of fees. More tournaments are expected as our reputation and relationships build.

Chairman Holmes thinks we need to continue the waiving of fees. Tournaments help association make money. Associations also take work off Leisure Services staff because they don't have to run programs. They need to be allowed to make some money to run the associations. If they can make money, they should get the help to do so.

- ***Motion/Second by McLean/Ward to recommend to Board of Commissioners to continue to waive field/facility use fees for association tournaments.***

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### Fiscal Impact / Funding Source

Consider approval to continue waiving the field/facility use fees for association hosted tournaments.

On September 19, 2016, the Board of Commissioners voted to suspend facility use fees for one year. Since that action Spalding County associations have hosted 9 tournaments generating total business sales in Spalding County in the amount of \$1,256,673. (Please see attached tournament summary.) The economic impact

figures noted in the attached summary were derived using the online Economic Impact Calculator as recommended by the Georgia Tourism Product Development Resource Team.

The county and community have benefited from the work of association volunteers who seek to bring tournaments to Griffin. Not only have they contributed to the local economy but the associations also use funds they raise to support the recreation programs they provide for the county.

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**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS:**

Description		Upload Date	Type
📎 2017 Tournament Report		8/25/2017	Cover Memo

## TOURNAMENT REPORT 2016/2017

Event	Dates	Number of Days	Number of Participants	Number of Attendees	Percent Local	Percent Overnight	Direct Business Sales	Indirect Business Sales	Total Business Sales
Soccer D2 & D3	12/10/2016 to 12/11/2016	2	300	792	35%	20%	\$ 84,408.00	\$ 49,954.00	\$ 134,361.00
USSSA NIT	3/18/2017 to 3/19/2017	2	276	683	35%	25%	\$ 83,671.00	\$ 49,458.00	\$ 133,129.00
Scott Carter OOTP	3/25/2017	1	456	1,129	35%	25%	\$ 86,642.00	\$ 51,142.00	\$ 137,784.00
USSSA NIT	5/20/2017 to 5/21/2017	2	600	1,584	0%	20%	\$ 207,250.00	\$ 122,956.00	\$ 330,206.00
USSSA Baseball	6/3/2017 to 6/4/2017	2	480	1,188	25%	25%	\$ 157,021.00	\$ 92,866.00	\$ 249,887.00
USSSA Baseball	6/17/2017	1	120	198	25%	50%	\$ 31,718.00	\$ 18,663.00	\$ 50,381.00
Georgia Games Pickleball	6/23/2017 to 6/25/2017	3	230	518	25%	10%	\$ 83,332.00	\$ 49,636.00	\$ 132,969.00
Doc Holiday Pickleball	8/12/2017 to 8/13/2017	2	167	397	33%	5%	\$ 33,922.00	\$ 20,233.00	\$ 54,155.00
Griffin invitational Swim Meet	7/14/2017 to 7/15/2017	2	200	627	75%	5%	\$ 21,219.00	\$ 12,582.00	\$ 33,801.00
							\$ 789,183.00	\$ 467,490.00	\$ 1,256,673.00



## SPALDING COUNTY BOARD OF COMMISSIONERS Byrne Justice Assistance Grant

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**Requesting Agency**

County Manager

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**Requested Action**

Consider approval of the Spalding County Sheriff's Office applying for the 2017 Edward Byrne Memorial Justice Assistance Grant.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

No

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**Summary and Background**

The Spalding County Sheriff's Office have applied for and received the JAG grant over the years. They plan to purchase Automated External Defibrillator's (AED) for the Uniform Patrol Division.

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**Fiscal Impact / Funding Source**

County to receive \$10,782.00

A \$4,146.00 match is required, and will come from asset forfeiture funds.

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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Application	9/14/2017	Backup Material



## Spalding County Sheriff's Office 2017 JAG Budget

8 Automated External Defibrillator (AED) (8 @ 1,866.00)	14,928.00
Federal Grant Funds	10,782.00
Agency funds	4,146.00



U.S. DEPARTMENT OF JUSTICE  
OFFICE OF JUSTICE PROGRAMS

OMB Number: 1121-0329  
Expiration Date: 12/31/2018

FINANCIAL MANAGEMENT AND SYSTEM OF INTERNAL CONTROLS QUESTIONNAIRE

The financial management system of each non-Federal entity must provide for the following

- Retention requirements for records
- Requests for transfer of records
- Methods for collection, transmission and storage of information
- Access to records
- Restrictions on public access to records

- (1) Identification, in its accounts, of all Federal awards received and expended and the Federal programs under which they were received. Federal program and Federal award identification must include, as applicable, the CFDA title and number, Federal award identification number and year, name of the Federal agency, and name of the pass-through entity, if any.
- (2) Accurate, current, and complete disclosure of the financial results of each Federal award or program.
- (3) Records that identify adequately the source and application of funds for federally-funded activities. These records must contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation.
- (4) Effective control over, and accountability for, all funds, property, and other assets. The non-Federal entity must adequately safeguard all assets and assure that they are used solely for authorized purposes.
- (5) Comparison of expenditures with budget amounts for each Federal award.
- (6) Written procedures to document the receipt and disbursement of Federal funds including procedures to minimize the time elapsing between the transfer of funds from the United States Treasury or the pass-through entity and the disbursement by the non-Federal entity whether the payment is made by electronic funds transfer, or issuance or redemption of checks, warrants, or payment by other means.
- (7) Written procedures for determining the allowability of costs.

APPLICANT ORGANIZATIONAL INFORMATION

1. Name of Organization and Address:

Organization Name: Spalding County Sheriff's Office

Street1: 401 Justice Blvd

Street2:

City: Griffin

State: GA: Georgia

Zip Code: 30224

2. Authorized Representative's Name and Title:

Prefix:

First Name:

Middle Name:

Dwayne

L

Last Name:

Suffix:

Jones

Title:

Captain/Agency Administrator

3. Phone: (770) 467-4282

4. Fax: 770-467-4268

5. Email: djones@spaldingcounty.com

6. Year Established:

2017

7. Employer Identification Number (EIN):

586000886

8. DUNS Number:

0664731580000

9. Type of Organization:



State



Municipality



Non-Profit



Higher Education



Tribal



For-Profit



Other:

County Government



**U.S. DEPARTMENT OF JUSTICE  
OFFICE OF JUSTICE PROGRAMS**

OMB Number: 1121-0329  
Expiration Date: 12/31/2018

**AUDIT INFORMATION**

An audit is conducted using generally accepted auditing standards (GAAS) or Generally Accepted Governmental Auditing Standards (GAGAS) and results in an audit report with an opinion.

10. The organization has undergone the following types of audit(s) (Please check all that apply):

- ☐ OMB A-133 Single Audit  
☐ Financial Statement Audit  
☐ Defense Contract Agency Audit (DCAA)  
☐ None  
☐ Programmatic Audit & Agency:

☐ Other Audit & Agency:

11. Most Recent Audit: ☐ Within the past 12 months ☐ Within the past two years ☐ More than two years

Name of Audit Agency/Firm:

**AUDITOR'S OPINION:**

12. On the most recent audit, what was the auditor's opinion?

- ☐ Unqualified Opinion ☐ Qualified Opinion ☐ Disclaimer, Going Concern or Adverse Opinions

Please enter the number of findings:

Please enter the amount of questioned costs:

Were material weaknesses noted in either the Financial Statement or Single Audit? ☐ Yes ☐ No

**ACCOUNTING SYSTEM**

13. Which of the following best describes your accounting system:

- ☐ Manual ☐ Automated ☐ Combination

14. Does the accounting system identify the receipt and expenditure of program funds separately for each grant?

☐ Yes ☐ No ☐ Not Sure

15. Does the accounting system provide for the recording of expenditures for each grant/contract by budget cost categories shown in the approved budget?

☐ Yes ☐ No ☐ Not Sure

16. Does your accounting system have the capability to document the recording of cost sharing or match for each grant? Can you determine if documentation is available to support recorded match or cost share?

☐ Yes ☐ No ☐ Not Sure

17. Are time distribution records maintained for each employee that specifically identify effort charged to a particular grant or cost objective?

☐ Yes ☐ No ☐ Not Sure

18. Does the accounting/financial system include budgetary controls to preclude incurring obligations or costs in excess of total funds available or by budget cost category (e.g. Personnel, Travel, etc.)?

☐ Yes ☐ No ☐ Not Sure

19. Is the organization familiar with the existing Federal regulation and guidelines containing the Cost Principles and procedures for the determination and allowance of costs in connection with Federal grants?

☐ Yes ☐ No ☐ Not Sure





**U.S. DEPARTMENT OF JUSTICE  
OFFICE OF JUSTICE PROGRAMS**

OMB Number: 1121-0329  
Expiration Date: 12/31/2018

**PROPERTY STANDARDS, PROCUREMENT STANDARDS, AND TRAVEL POLICIES**

**PROPERTY STANDARDS**

20. Does your property management system(s) provide for maintaining:  
(1) a description of the equipment; (2) an identification number; (3) source  
of the property, including the award number; (4) where title vests; (5)  
acquisition date; (6) federal share of property cost; (7) location and  
condition of the property; (8) acquisition cost; &  
(9) ultimate disposition information?

☐ Yes ☐ No ☐ Not Sure

**PROCUREMENT STANDARDS**

21. Does your organization maintain written procurement procedures which  
(1) avoid unnecessary purchases; (2) provide an analysis of lease and  
purchase alternatives; and (3) provide a process for soliciting goods and  
services?

☐ Yes ☐ No ☐ Not Sure

22. Does your procurement system provide for the conduct to determine  
selection on a competitive basis and documentation of cost or price  
analysis for each procurement action?

☐ Yes ☐ No ☐ Not Sure

23. Does your procurement system include provisions for checking the  
"Excluded Parties List" system for suspended or debarred sub-grantees  
and contractors, prior to award? Please visit [www.sam.gov](http://www.sam.gov).

☐ Yes ☐ No ☐ Not Sure

**TRAVEL POLICY**

24. Does your organization:

(a) maintain a standard travel policy?

☐ Yes ☐ No

(b) adhere to the Federal Travel Regulation? (FTR)

☐ Yes ☐ No

**SUBRECIPIENT MANAGEMENT AND MONITORING**

25. (For Pass-through entities only). Does your organization have controls  
in place to monitor activities of subrecipients, as necessary, to determine  
that Federal awards are used for authorized purposes in compliance with  
laws, regulations, and the provisions of the award and that performance  
goals are achieved (2 CFR200)?

☐ Yes ☐ No ☐ Not Sure  
☐ N/A (Your organization does not  
make subawards.)

**STANDARDS FOR FINANCIAL MANAGEMENT SYSTEMS AND APPLICANT CERTIFICATION**

I certify that the above information is complete and correct to the best of my knowledge. This document must be certified by  
the organization's Authorized Representative, Executive Director, Chief Financial Officer, Chairman of the Board of Directors,  
or similar position.

Name:

Date:

Title:

☐ Executive Director

☐ Chief Financial Officer

☐ Chairman

☐ Other

Phone:



## Applicant Information

*Is the applicant delinquent on any federal debt	No
*Employer Identification Number (EIN)	58-6000886
*Type of Applicant	County
Type of Applicant (other):	
*Organizational Unit	Spalding County Sheriff's Office
*Legal Name (Legal Jurisdiction Name)	Spalding County
*Vendor Address 1	PO Box 1087
Vendor Address 2	
*Vendor City	Griffin
Vendor County/Parish	
*Vendor State	Georgia
*Vendor ZIP	30224-0028
<b>Point of Contact Information for matters involving this application</b>	
Contact Prefix:	Other
Contact Prefix (Other):	Captain
Contact First Name:	Dwayne
Contact Middle Initial:	
Contact Last Name:	Jones
Contact Suffix:	
Contact Suffix (Other):	
Contact Title:	Agency Administrator
Contact Address Line 1:	401 Justice Blvd
Contact Address Line 2:	
Contact City:	Griffin
Contact State:	Georgia
Contact Zip Code:	30224-0028
Contact Phone Number:	(770) 467-4282
Contact Fax Number:	
Contact E-mail Address:	djones@spaldingcounty.com

Continue

Descriptive Title of Applicant's Project

Provide automated external defibrillator (AED) to be deployed in uniform patrol vehicles. Many times due to the size of the county the marked patrol car will be on scene prior to EMS. With an AED the deputy may be able to provide first responder care until trained paramedics arrive. I am planning on deploying two units per shift. This will be a total of eight units.

<b>Areas Affected by Project</b>		
Public Safety		
<b>Proposed Project</b>		
	<b>*Start Date</b>	October/ 01/ 2017
	<b>*End Date</b>	September/ 30/ 2018
<b>*Congressional Districts of</b>		
	<b>Project</b>	Congressional District 03, GA
<b>*Estimated Funding</b>		
<b>Federal</b>		\$10782.00
<b>Applicant</b>		\$4146.00
<b>State</b>		\$0.00
<b>Local</b>		\$0.00
<b>Other</b>		\$0.00
<b>Program Income</b>		\$0.00
<b>TOTAL</b>		\$14928.00

### Financial Management and System of Internal Controls Questionnaire

Form Submitted On: Tue Sep 05 10:15:43 EDT 2017

#	Question	Provided Response
1.	Name of Organization and Address: Organization Name:	Spalding County Sheriff's Office
	Street 1:	401 Justice Blvd
	Street 2:	-
	City:	Griffin
	State:	GA
	Zip Code:	30224
2.	Authorized Representative's Name and Title: Prefix:	-
	First Name:	Dwayne
	Middle Name:	L
	Last Name:	Jones



	Suffix:	-
	Title:	Captain/Agency Administrator
3.	Phone:	770-467-4282
4.	Fax:	770-467-4268
5.	Email:	djones@spaldingcounty.com
6.	Year Established:	2017
7.	Employer Identification Number (EIN):	586000886
8.	DUNS Number:	0664731580000
9.	Type of Organization:	Other
	Type of Organization: Other:	County Government
10.	The organization has undergone the following types of audit(s)(Please check all that apply): [OMB A-133 Single Audit]	-
	The organization has undergone the following types of audit(s)(Please check all that apply): [Financial Statement Audit]	-
	The organization has undergone the following types of audit(s)(Please check all that apply): [Defense Contract Agency Audit (DCAA)]	-
	The organization has undergone the following types of audit(s)(Please check all that apply): [None]	-
	The organization has undergone the following types of audit(s)(Please check all that apply): [Programmatic Audit]	-
	The organization has undergone the following types of audit(s)(Please check all that apply): [Other Audit]	-
	Programmatic Audit Agency:	-
	Other Audit Agency:	-
11.	Most Recent Audit:	-
	Name of Audit Agency/Firm:	-
12.	On the most recent audit, what was the auditor's opinion?	-
	Please enter the number of findings:	-
	Please enter the amount of questioned costs:	-
	Were material weaknesses noted in either the Financial Statement or Single Audit?	-
13.	Which of the following best describes your accounting	-

	system:	
14.	Does the accounting system identify the receipt and expenditure of program funds separately for each grant?	-
15.	Does the accounting system provide for the recording of expenditures for each grant/contract by budget cost categories shown in the approved budget?	-
16.	Does your accounting system have the capability to document the recording of cost sharing or match for each grant? Can you determine if documentation is available to support recorded match or cost share?	-
17.	Are time distribution records maintained for each employee that specifically identify effort charged to a particular grant or cost objective?	-
18.	Does the accounting/financial system include budgetary controls to preclude incurring obligations or costs in excess of total funds available or by budget cost category (e.g. Personnel, Travel, etc.)?	-
19.	Is the organization familiar with the existing Federal regulation and guidelines containing the Cost Principles and procedures for the determination and allowance of costs in connection with Federal grants?	-
20.	Does your property management system(s) provide for maintaining: (1) a description of the equipment; (2) an identification number; (3) source of the property, including the award number; (4) where title vests; (5) acquisition date; (6) federal share of property cost; (7) location and condition of the property; (8) acquisition cost; & (9) ultimate disposition information?	-
21.	Does your organization maintain written procurement procedures which (1) avoid unnecessary purchases; (2) provide an analysis of lease and purchase alternatives; and (3) provide a process for soliciting goods and services?	-
22.	Does your procurement system provide for the conduct to determine selection on a competitive basis and documentation of cost or price analysis for each procurement action?	-
23.	Does your procurement system include provisions for checking the "Excluded Parties List" system for suspended or debarred subgrantees and contractors, prior to award? <a href="https://www.sam.gov/">https://www.sam.gov/</a>	-
24.(a)	Does your organization maintain a standard travel	-



	policy?	
24.(b)	Does your organization adhere to the Federal Travel Regulation? (FTR)	-
25.	(For Pass-through entities only). Does your organization have controls in place to monitor activities of subrecipients, as necessary, to determine that Federal awards are used for authorized purposes in compliance with laws, regulations, and the provisions of the award and that performance goals are achieved (2 CFR200)?	-
Cert.	APPLICANT CERTIFICATION: Name:	-
	APPLICANT CERTIFICATION: Date:	-
	APPLICANT CERTIFICATION: Title:	-
	APPLICANT CERTIFICATION: Other Title:	-
	APPLICANT CERTIFICATION: Phone:	-

### Assurances and Certifications

To the best of my knowledge and belief, all data in this application/preapplication is true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

Your typed name, in lieu of your signature represents your legal binding acceptance of the terms of this application and your statement of the veracity of the representations made in this application. The document has been duly authorized by the governing body of the applicant and the applicant will comply with the following:

1. Assurances
2. Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace requirements.

If you are an applicant for any Violence Against Women grants, this includes the Certification of Compliance with the Statutory Eligibility Requirements of the Violence Against Women Act.

*Prefix	Chairman
Name Prefix:(Other)	
*First Name	Bart
Middle Initial (if any)	
*Last Name	Miller
Suffix	
Name Suffix:(Other)	
*Title	Honorable
*Address Line 1	PO Box 1087
Address Line 2	
*City	Griffin

<b>County</b>	
<b>*State</b>	Georgia
<b>*Zip Code</b>	30224-0028
<b>*Phone</b>	770-467-4242 Ext :
<b>Fax</b>	--
<b>*E-mail</b>	djones@spaldingcounty.com

☒ I have examined the information provided here regarding the signing authority and certify it is accurate. I am the signing authority, or have been delegated or designated formally as the signing authority by the appropriate authority of official, to provide the information requested throughout this application system on behalf of this jurisdiction. Information regarding the signing authority, or the delegation of such authority, has been placed in a file and is available on-site for immediate review.

Continue

<b>APPLICATION FOR FEDERAL ASSISTANCE</b>	<b>2. DATE SUBMITTED</b> September 05, 2017	<b>Applicant Identifier</b>
<b>1. TYPE OF SUBMISSION</b> Application Non-Construction	<b>3. DATE RECEIVED BY STATE</b>	<b>State Application Identifier</b>
	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	<b>Federal Identifier</b>
<b>5. APPLICANT INFORMATION</b>		
<b>Legal Name</b> Spalding County	<b>Organizational Unit</b> Spalding County Sheriff's Office	
<b>Address</b> PO Box 1087 Griffin, Georgia 30224-0028	<b>Name and telephone number of the person to be contacted on matters involving this application</b>  Jones, Dwayne (770) 467-4282	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN)</b>  58-6000886	<b>7. TYPE OF APPLICANT</b>  County	
<b>8. TYPE OF APPLICATION</b>  New	<b>9. NAME OF FEDERAL AGENCY</b>  Bureau of Justice Assistance	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE</b>  NUMBER: 16.738 CFDA Edward Byrne Memorial Justice Assistance TITLE: Grant Program	<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT</b>  Provide automated external defibrillator (AED) to be deployed in uniform patrol vehicles. Many times due to the size of the county the marked patrol car will be on scene prior to EMS. With an AED the deputy may be able to provide first responder care until trained paramedics arrive. I am planning on deploying two units per shift. This will be a total of eight units.	
<b>12. AREAS AFFECTED BY PROJECT</b>		



Public Safety	
<b>13. PROPOSED PROJECT</b>	
Start Date:	October 01, 2017
End Date:	September 30, 2018
<b>14. CONGRESSIONAL DISTRICTS OF</b>	
a. Applicant	
b. Project	GA03
<b>15. ESTIMATED FUNDING</b>	
Federal	\$10,782
Applicant	\$4,146
State	\$0
Local	\$0
Other	\$0
Program Income	\$0
TOTAL	\$14,928
<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
Program has not been selected by state for review	
<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
N	
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS REQUIRED.</b>	

Continue



## SPALDING COUNTY BOARD OF COMMISSIONERS Contract with Auctions, Inc.

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**Requesting Agency**

County Manager

---

**Requested Action**

Consider approval of a contract with Auctions, Inc. to conduct an auction for the sale of equipment and vehicles declared surplus by Spalding County.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

Items declared surplus at August 21, 2017 meeting.

---

**Fiscal Impact / Funding Source**

8% Commission paid by the County and reimbursement of advertising expenses in excess of \$1,250.00

---

**STAFF RECOMMENDATION**

Approval

County Attorney Jim Fortune has approved as to form.

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Contract	9/14/2017	Backup Material



# ***Auctions, Inc.***

**136 Main St.**

**Milner, Georgia 30257**

## **Auction Contract**

THIS AUCTION CONTRACT ("Agreement") is made this, 20<sup>th</sup> day of November, 2015 by and between the Spalding County Administrator herein after known as the "Seller" and Auctions, Inc., a corporation of the state of Georgia, having an office located at 136 Main St., Milner, Georgia 30257 herein known as the "Auctioneer".

WHEREAS, the Seller desire to contract with an auctioneer for the purpose of conducting an auction to sell certain personal property as such is more fully described in Exhibit "A" attached hereto (hereinafter collectively referred to as the "Property") and,

WHEREAS, the Auctioneer holds a valid license to conduct auctions and to fulfill all of his/her obligations under this Agreement in the State of Georgia and,

WHEREAS, the Auctioneer desires to contract with the Seller to sell certain property owned by the Seller by means of a public auction and,

NOW THEREFORE, intending to be legally bound, and in consideration of the mutual promises contained herein, and for other good and valuable consideration, the parties hereto agree as follows:

### **By Public Auction**

1. The Seller hereby contracts with the Auctioneer and the Auctioneer hereby contracts with the Seller and accepts such engagement upon the terms and conditions contained in this Agreement.

2. The Auctioneer shall advertise, publicize and otherwise promote the auction in accordance with the terms set forth on Exhibit "B" attached hereto. All of the Property shall be sold at auction to the highest bidder and Seller agrees to retain possession of each item of the Property until such time as the Auctioneer has received payment in full from the purchaser of such item. Each piece of Property may be sold individually or grouped with other pieces of the Property. Such groupings to be determined by the Auctioneer in the exercise of his/her best judgment. Successful bidders will be required to make payment in full on the date of the auction sale in cash or cash equivalents. Proceeds of the auction shall be held in a registered escrow account by the Auctioneer for seven days in accordance with Georgia law governing auctioneers.

3. At the end of seven days, all proceeds, less the cost of advertising and the agreed upon commission set forth in this paragraph and paragraph 5 of this agreement, shall be turned over in full in the form of a certified check or wire transfer to the Seller. The Seller agrees to allow the Auctioneer to collect and retain a "buyer's fee" in the amount of **10%** from each buyer on the total bid amount of his/her purchases as additional compensation. The fee will be added to the bid amount plus applicable sales taxes, resulting in the total sale price. An accounting of the auction and an itemized list of all advertising expenses incurred by the Auctioneer will also be rendered to the Seller. **ALL ITEMS WILL BE SOLD WITHOUT RESERVE OR MINIMUM PRICE AND IN "AS IS"/"WHERE IS" CONDITION. ALL SALES WILL BE FINAL.**

4. Except for losses of damage resulting from Auctioneers negligence or willful misconduct or

failure to comply with the terms of this Agreement, the Seller agree, in its sole discretion, to either (a) insure all or a portion of the Property against all perils until the date of the auction, or (b) assume the risk of loss or damage to the Property until the date of the auction. In the event of the occurrence of any loss or damage to the Property which is covered by insurance, the proceeds of such insurance claim received by the Sellers shall belong solely to the Seller and shall not be subject to any commission of the Auctioneer. The Seller shall not be subject to any commission for any Property which is lost or destroyed whether or not any or all of the Property was insured but will be subject to any commissions due on all properties removed and sold by the Seller prior to Auction.

5. The Auctioneer's compensation (commission) for performing the services described in this Agreement shall be **8 %** of the bid price of all items. Auctioneer shall pay for marketing cost up to \$1,250.00 (one thousand two hundred fifty dollars) Marketing cost above that amount will be paid by the Seller. In addition to the compensation agreed upon, the Seller shall pay for all advertising cost and additional security required for the auction as set forth in Exhibit "B".

6. The Auctioneer shall not be reimbursed for any other expenses incurred unless the Auctioneer has received prior written consent from the Seller for such additional expenses. In the event that the auction is canceled by the Seller or if a sale is not consummated or the Seller exercises its right to reject all bids, the Auctioneer's compensation shall be limited to \$2,500.00 plus actual expenses incurred (such expenses not to exceed those set forth in Exhibit "B" without the prior written consent of the Seller.

7. The auction shall take place at: 9:30 a.m., on Saturday, January 9, 2016 at the Spalding County Public Works facility. The date of the auction or the location of the auction shall NOT change without the prior written consent of all parties.

8. The Seller hereby represents that as agents for Spalding County, Georgia, that they have the right to sell the Property set forth in this agreement and further described in Exhibit "B".

9. Auctioneer hereby represents that it is duly licensed to conduct the auction or shall contract with duly licensed individuals to sell the Property and to perform all other obligations set forth in this Agreement in the state of Georgia.

10. Seller agrees to allow the Auctioneer to either hire or contract with (at the Auctioneers discretion and expense) another Auctioneer to assist with the Auction.

11. Auctioneer hereby covenants to:

- A. conduct the auction in a professional manner with the highest degree of fairness, honesty, and integrity.
- B. to perform all other obligations set forth in this Agreement in accordance with all applicable laws, rules, regulations, and orders.
- C. hold itself out to all third parties as an independent contractor and not as an employee or agent of the Sellers.

12. A. The Seller agrees, to the fullest extent permitted by law, to indemnify and hold Auctions, Inc. harmless from any and all claims, suits, actions, demands, cost or charges (including without limitation reasonable attorneys fees) whatsoever which result from (1) any representation made by the Seller being false or (2) a material breach by the Sellers of any of their obligations, covenants or duties under this Agreement.

B. Auctioneer agrees, to the fullest extent permitted by law, to indemnify and hold the Seller harmless from any and all claims, suits, actions, demands, costs, or charges (including without limitation reasonable attorneys fees) whatsoever which result from (1) any representation made by the Auctioneer

being false or (2) a material breach by the Auctioneer of any of its obligations, covenants, or duties under this Agreement.

13. This Agreement constitutes the entire understanding between the parties hereto and no oral representations, agreements or understandings between the parties or their agents, employees or representatives shall be binding on either party to this Agreement.

14. The parties hereto agree that this Agreement may not be modified except by a written agreement executed by the parties hereto.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. The parties hereto consent to the jurisdiction of the state and Federal courts in the State of Georgia.

16. All vehicles shall be sold in accordance with all State of Georgia rules and regulations. Auctioneer is NOT a used vehicle dealer and does not hold a current Georgia used vehicle dealer's license. Auctioneer shall act solely as an agent for the Seller in obtaining the selling price of the vehicles. All documentation pertaining to the transfer of the vehicles shall be prepared by and issued by the Seller.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year first written above.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Spalding County Administrator / Manager (or responsible representative)

By: \_\_\_\_\_ Date \_\_\_\_\_  
Auctions, Inc. (responsible representative)

## **EXHIBIT “A”**

### **Personal Properties including but not limited to the following:**

- 1) Surplus equipment as designated by The Spalding County Board of Commissioners**

### **Initial**

By: \_\_\_\_\_  
Spalding County Administrator/Agent

By: \_\_\_\_\_  
Auctions, Inc. /Agent



## **EXHIBIT “B”**

### **Marketing Budget and Schedule**

<b>Newspaper/Printed Advertising</b>	<b>\$875.00</b>
<b>Brochures</b>	<b>\$150.00</b>
<b>Postage (930 US Postal first class direct mail-out @ .44 ea.)</b>	<b>\$225.00</b>
<b>In-house mail list</b>	<b>no charge</b>
<b>Signage</b>	<b>no charge</b>
<b>Internet advertising</b>	<b>no charge</b>

**TOTAL MARKETING BUDGET** **\$1,250.00**

**Note:**

- 1) Marketing cost exceeding the above amount shall be paid by the Seller.**
- 2) In addition to the marketing cost of the auction, any security cost shall be paid by the Seller. Said cost shall be deducted from the proceeds of the auction.**
- 3) Seller agrees to NOT remove or delete any item/s from the auction after the auction marketing has begun. All advertised items or items presented to be sold before the auction must be available and sold on the day of the auction.**

**Initial**

By: \_\_\_\_\_  
Spalding County Administrator /Agent

By: \_\_\_\_\_  
Auctions, Inc./Agent



## SPALDING COUNTY BOARD OF COMMISSIONERS Lease Renewal Request

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**Requesting Agency**

County Clerk

---

**Requested Action**

Consider renewal of Rental Agreement with the Department of Public Safety for Georgia State Patrol Post #1 located at 1313 Arthur K. Bolton Parkway.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

---

**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> State of Georgia Lease #5029	8/21/2017	Backup Material

**RENTAL AGREEMENT  
BETWEEN THE  
SPALDING COUNTY BOARD OF COMMISSIONERS  
AND  
STATE PROPERTIES COMMISSION**

This **RENTAL AGREEMENT** (hereinafter "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **SPALDING COUNTY BOARD OF COMMISSIONERS** (hereinafter "Landlord"), whose address is P.O. Box 1087, Griffin, Georgia 30224-0028, the **STATE PROPERTIES COMMISSION** (hereinafter "Tenant"), whose address is 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, on behalf of the **DEPARTMENT PUBLIC SAFETY** ("Occupying Agency"), whose address is 959 E. Confederate Avenue, SE, Atlanta, Georgia 30316. Said Landlord, Tenant, and Occupying Agency are collectively referred to as the "Parties."

**1. PREMISES**

Landlord hereby rents to Tenant, and Tenant hereby takes and rents from the Landlord, on behalf of the Occupying Agency, **10,000** square feet of office space located at **1313 Arthur K. Bolton Parkway, Griffin, Georgia 30223-4578** (hereinafter the "Premises"). Said Premises are more clearly identified on that drawing attached hereto as Exhibit A and incorporated herein by reference.

**2. RENT/UTILITIES**

In consideration for providing the Premises, Tenant shall cause the Occupying Agency to pay **\$1.00 per year** to Landlord for occupying the Premises. Tenant shall cause Occupying Agency to be responsible for all telecommunication services, and Landlord shall be responsible for all other expenses for said Premises, including but not limited to janitorial services, trash removal, and utilities, including water, electricity, gas, light, heat and power.

**3. USE OF PREMISES**

Landlord and Occupying Agency agree the Premises shall be used solely for office use, and the Premises shall only be occupied during Landlord's normal operating hours.

**4. TERM**

This Agreement shall be for an initial term commencing on the **1<sup>st</sup> of July, 2016** and ending on **30<sup>th</sup> of June, 2017**, (hereinafter the "Initial Term") unless this Agreement shall sooner be terminated as hereinafter provided. If Tenant or Occupying Agency is not in default of any of its obligations hereunder, the Tenant shall be permitted to extend this Agreement for **Eight (8)** successive one (1) year renewal period(s) (hereinafter "Renewal Term(s)") provided Tenant gives Landlord at least forty-five (45) days written notice prior to the expiration of the Initial Term or the then current Renewal Term that Tenant elects to renew this Agreement, such Renewal Term to begin upon expiration of the Initial Term or the then effective Renewal Term; and all of the terms, covenants and provisions of this Agreement shall be applicable for the Renewal Term. The Initial Term and any and all effective Renewal Terms are collectively referred to as the "Term."

**5. REPAIRS**

During the Term, Landlord, shall service, replace, keep and maintain in good order and repair each and every part and portion of the Premises. Services, replacements, or repairs made by the Tenant or its Occupying

Agency to the Premises, shall not be construed as a waiver of this provision.

## **6. INSURANCE**

Neither Tenant nor Occupying Agency shall use the Premises for any purpose other than that stated in Paragraph 3 hereof. No use shall be made of the Premises nor acts done on the Premises which will cause a cancellation of, or an increase in the existing rate of fire, casualty and other extended insurance coverage insuring the Premises. Tenant and/or Occupying Agency further agrees not to sell, or permit to be kept for use on the Premises, any article or articles which may be prohibited by the standard form of fire insurance policies. Throughout the Term of this Agreement, Tenant shall cause the Occupying Agency to maintain an insurance policy or, through a program of self-insurance, insurance coverage for Occupying Agency's fixtures, furnishings, equipment and personal property located in the Premises in an amount not less than full replacement cost against loss or damage by fire and all other casualties and risks.

## **7. CANCELLATION FOR CONVENIENCE**

The Parties reserve the right to cancel this Agreement for convenience by giving at least one hundred twenty (120) days prior written notice of such cancellation to the non-cancelling Parties.

## **8. ABANDONMENT**

The Parties agree that this Agreement will terminate, and the Premises will revert to the Landlord, in the event the Premises are abandoned by the Tenant or the Occupying Agency.

## **9. REMOVAL OF FIXTURES**

At any time before the expiration or earlier termination of this Agreement, or upon a reasonable time thereafter, either Tenant or Occupying Agency shall have the right and privilege to remove all fixtures, furnishings, equipment, and personal property either Tenant or Occupying Agency has placed in or upon the Premises.

## **10. NOTICES**

All notices, requests, demands and other communications provided for hereunder shall be in writing, mailed by first class United States certified mail, return receipt requested, delivered by overnight carrier (such as, but not limited to, UPS or Federal Express), or personally delivered to the applicable party at the addresses as stipulated herein before, or at such other address as a party hereto may from time to time, by notice the other Parties, designate a different person or title, or both as applicable, address or addresses to which notices to said party shall be given.

## **11. SURRENDER OF PREMISES**

In the event of cancellation or early termination of this Agreement, the Tenant shall cause the Occupying Agency to surrender the Premises to Landlord in good order and condition ordinary wear and tear, damage by fire, acts of God, the elements, other casualties, condemnation and/or appropriation, and damage or defects arising from the negligence or default of Landlord excepted.

## **12. ENTRY FOR INSPECTION BY LANDLORD**

The Tenant and Occupying Agency shall permit the Landlord, its agents or employees, to enter into and upon the Premises at all reasonable times for the purpose of inspecting the Premises or for the purpose of maintaining or making repairs alterations or additions to any portion of the Premises. The Landlord's entry shall not unreasonably interfere with Tenant's or Occupying Agency's business.

## **13. ASSIGNMENT AND SUBLETTING OF PREMISES BY THE TENANT**



Landlord recognizes and acknowledges that (I) Tenant is Public Body Corporate and Politic created within the Executive Branch of the State Government of Georgia By O.C.G.A. § 50-16-32; (II) Tenant's duties include the management of the utilization of administrative space [as defined by O.C.G.A. § 50-16-31(1.1)] in the manners permitted by O.C.G.A. § 50-16-31 et seq.; (III) pursuant to O.C.G.A. § 50-16-41, the management of the utilization of administrative space by Tenant shall include Tenant entering into any necessary agreements to rent or lease administrative space and then subsequently subletting such space to an Occupying Agency (as hereinafter defined) requiring the space. Accordingly, Landlord further recognizes and acknowledges, and does hereby consent to Tenant's sublet of the premises, or any portion thereof, as well as the assignment of this Agreement, to an Occupying Agency without obtaining Landlord's consent, so long as Tenant give s Landlord prior written notice thereof. For purposes here, an "Occupying Agency" means: (I) an Agency, Department, Commission, Board, Public Body Corporate and Politic, or Bureau of the State of Georgia, and (II) any other entity as permitted by State Law. Any Occupying Agency shall have the right, at its election, to cure any default by Tenant under this Agreement. Landlord shall immediately provide Tenant with copies of all correspondence sent by Landlord to an Occupying Agency (or to any other Subtenant) and copies of all correspondence received by Landlord from an Occupying Agency (or from any other Subtenant). Notwithstanding the foregoing, Landlord acknowledges and agrees that the Occupying Agency shall not be an agent of Tenant and shall not have actual, constructive or apparent authority to amend or otherwise modify the terms of this Agreement or to otherwise bind Tenant.

#### **14. ENTIRE AGREEMENT**

This Agreement, including any attached exhibits, embodies and sets forth all the provisions, agreements, conditions, covenants, terms and understandings between the parties relative to the Premises. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties herein unless reduced to writing and signed by all the parties to this Agreement.

(Signatures begin on next page and remainder of page is intentionally blank)

**IN WITNESS WHEREOF**, the Parties have hereunto signed, sealed and delivered this Agreement in duplicate original on the day, month and year first above written, each of the Parties keeping one of the duplicate originals.

Signed, sealed and delivered  
as to Landlord in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires:

(Affix and Impress  
Notary Public Seal Here)

**LANDLORD:**  
SPALDING COUNTY BOARD OF  
COMMISSIONERS

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signed, sealed and delivered  
as to Tenant in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires:

(Affix and Impress  
Notary Public Seal Here)

**TENANT:**  
STATE PROPERTIES COMMISSION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signed, sealed and delivered  
as to Occupying Agency in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires:

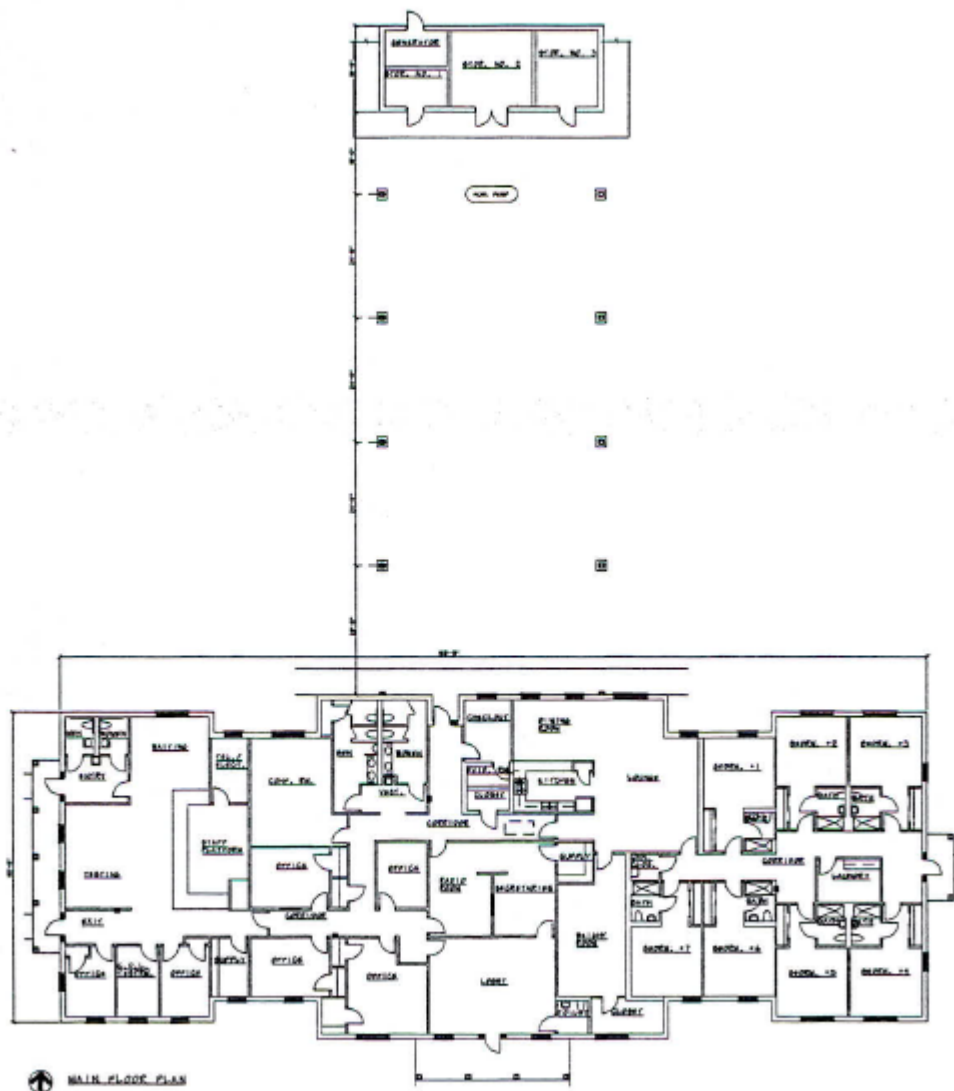
(Affix and Impress  
Notary Public Seal Here)

**OCCUPYING AGENCY:**  
DEPARTMENT PUBLIC SAFETY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

[Floor Plan]





## SPALDING COUNTY BOARD OF COMMISSIONERS Street Naming Request

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**Requesting Agency**

County Clerk

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**Requested Action**

Consider request from the Griffin-Spalding County Development Authority and Rinnai Industries to name a street, Rinnai Drive, that will enter into their facility of The Lakes Parkway.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

No

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**Summary and Background**

The Griffin-Spalding County Development Authority has received a request from Rinnai Industries to name the road going into their facility Rinnai Drive. According to the County Attorney, the Board's consent is needed for this request.

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**Fiscal Impact / Funding Source**

Approximatley 20-30 feet of the new Road into their facility to be named Rinnai Drive will be constructed to County standards and deeded to the County at no cost.

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**STAFF RECOMMENDATION**

Approval

---

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Griffin-Spalding Development Authority Letter	9/6/2017	Backup Material



September 6, 2017

Mr. William P. Wilson, Jr.  
Spalding County Manager  
132 East Solomon Street  
P.O. Box 1087  
Griffin, GA 30224

RE: Rinnai purchase of Sites H and I

Dear Mr. Wilson:

Rinnai is purchasing Sites H and I in The Lakes at Green Valley for their first manufacturing facility in the U.S. This is the largest site in The Lakes. The entrance to their site will be from The Lakes Parkway which is a County Road. They would like for their address to be *1 Rinnai Drive* if possible. They are willing to deed 20-30 feet of their private drive, where it connects to The Lakes Parkway, to Spalding County. This would make the road entrance a public road.

We respectfully request that Spalding County consider this request, and if agreeable, address a letter to Rinnai and deliver to the Development Authority confirming such agreement. This letter will be part of the MOU package that we are completing at present.

Thank you for your consideration.

Sincerely,



David M. Luckie, CEcD

Executive Director

DML/kg



## SPALDING COUNTY BOARD OF COMMISSIONERS The Oaks MOU

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**Requesting Agency**

Country Manager

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**Requested Action**

Consider approval of MOU with the Griffin Housing Authority, The Salvation Army and Spalding County for the construction and maintenance of a playground and walking trail to be located at The Oaks on Meriwether Street.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

No

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**Summary and Background**

Concept was approved earlier this year by the BOC.

---

**Fiscal Impact / Funding Source**


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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
 MOU	9/15/2017	Backup Material

## **An Interagency Memorandum of Agreement**

Between  
The Housing Authority of the City of Griffin  
and  
Spalding County Board of Commissioners for Parks and Recreation Department  
and  
The Salvation Army, A Georgia Corporation for The Salvation Army Griffin, GA

### **Projects to Support the Resident Educational Prosperity Initiative**

This Agreement, is entered into by and between The Salvation Army, A Georgia Corporation for The Salvation Army Griffin, GA (hereinafter Salvation Army), Spalding County Board of Commissioners for Parks and Recreation Department (hereinafter Spalding County) and Housing Authority of the City of Griffin (GHA).

#### **I. Background**

The Housing Authority of the City of Griffin and the Spalding County Board of Commissioners for Parks and Recreation Department would like to partner with The Salvation Army, A Georgia Corporation for The Salvation Army Griffin, Georgia location to build an asphalt walking track and fitness equipment stations around the outside of the walking track along with a community garden. The general objective of this agreement will be to support a project that is one in a series of projects conducted in collaboration with the Salvation Army, Spalding County and GHA. The projects are designed to develop and implement a system of programs and activities to provide public housing families and families that would qualify for public housing with continual life enriching educational opportunities that will empower them to prosper and eventually achieve a higher quality of life resulting in self-sufficiency and reduced/eliminated need for housing assistance. This specific project supports an environmental infrastructure improvement which affords residents opportunities for increased physical activity in a safe environment. Please note that while the walking track, fitness equipment stations, and the green space area by the walking track is open to the public at large, the KaBoom Playground on the property is only for the Griffin Salvation Army Community Center children and the children at "The Oaks" housing development next door to the Griffin Salvation Army, under the supervision of the Griffin Salvation Army.

#### **II. Terms**

The term of this agreement will be for a period of five (5) years from September 1, 2017 to September 30, 2022. At the end of this first five (5) year term, this agreement will be renewed at the end of the expiration date of September 30, 2022 with GHA Board approval, Spalding County Parks and Recreation Department, and the approval of The Salvation Army -(in increments) of an additional five (5) year term each time it is up for renewal. This will continue to be done as long as the general public is allowed to use the park. While the original intent of all parties is that this agreement shall remain intact in perpetuity, if for any reason it is terminated, responsibility for all repairs, maintenance, capital improvements, and liability will revert to the Salvation Army.

#### **III. Expectations**

##### **GHA agrees to**

- Provide \$100,000 for capital work to build the Park complete with walking trail (preliminary drawing attached).
- Provide engineering to Spalding County Parks and Recreation to facilitate the work.
- Commit to fund the capital repairs over the next five (5) years, as well as additional five (5) year term increments as long as the general public is allowed to use it.
- Coordinate with University of Georgia the operation of the community garden and its various functions.
- Provide copies of all agreements involving the Park, including but not limited to Spalding County and/or UGA, to the Salvation Army.

##### **Spalding County Commissioners for Parks and Recreation Department agrees to:**

- Construct Park utilizing GHA funding.
- Maintain Park (mowing and upkeep).
- Notify GHA of any potential capital repairs.
- Provide insurance for the Park under Spalding County's umbrella liability. (The Salvation Army will NOT be held liable for any claim).
- Provide a Certificate of Insurance for the Park to The Salvation Army.

##### **Salvation Army agrees to:**

- Provide a ground lease (which means that The Salvation Army agrees to the improvement and use of the said property that is described in this MOA) for Park; GHA will coordinate with Spalding County Parks and Recreation for construction, maintenance, repair and insurance of Park.
- The Salvation Army will not be responsible for constructing or maintaining the Community Garden. Instead, the Community Garden will be constructed by Spalding County Parks and Recreation as stipulated in this agreement and maintained according to a separate MOA between Griffin Housing Authority and the University of Georgia.
- Allow access to general public for Park usage. The Salvation Army is not responsible to create any more parking spaces than it currently has.
- Reserves the right to have Salvation Army events and functions using Park.
- Communicate with all aforementioned parties of events, programming and any areas of concern.

#### IV. Provisions

The provisions of this agreement will be without discrimination as to race, color, creed, sex, religion, national origin, age, veteran status or disability.

#### V. Indemnification and Hold Harmless

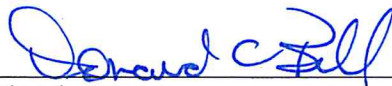
The Salvation Army (TSA) shall hold harmless and defend Corporate Salvation Army (CSA), GHA, and Spalding County, its agents, and employees from suits and actions: including attorney's fees, all cost of litigation, and judgment brought against CSA, GHA, and Spalding County as a result of loss, damage or injury to persons or property arising out of or resulting from TSA's direct use and operation of programs in the Park only if as a result of TSA's negligent or intentional acts.

CSA, GHA and Spalding County shall hold harmless and defend TSA, its agents, and employees from suits and actions, including attorney's fees and all costs of litigation and judgment brought against TSA as a result of loss, damage or injury to persons or property arising out of or resulting from TSA's direct use and operation of programs in the Park only as a result of CSA's, GHA's and/or Spalding County's negligent or intentional acts.

#### VI. Termination

Either party may terminate this agreement by providing 30 days written notice. Unless terminated by written notice, the agreement will remain in force through September 30, 2022. At the end of this first five (5) year term, this agreement will be renewed at the end of the expiration date of September 30, 2022 with GHA Board approval, Spalding County Parks and Recreation Department approval, and the approval of The Salvation Army (in increments) of additional five (5) year term each time it is up for renewal. This will continue to be done as long as the general public is allowed to use it. While the original intent of all parties is that this agreement shall remain intact in perpetuity, if for any reason it is terminated, responsibility for all repairs, maintenance, capital improvements, and liability will revert to the Salvation Army.

IN WITNESS WHEREOF, the Parties state and affirm that they are duly authorized representatives with the capacity to fulfill the terms of this Agreement on behalf of the respected entities designated below.



The Salvation Army  
A Georgia Corporation for The Salvation Army Griffin, GA

9/5/2017  
Date

\_\_\_\_\_  
Bart Miller, Chair  
Spalding County Board of Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
William Wilson, County Manager  
Spalding County Board of Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Dull, Chief Executive Officer  
Housing Authority of the City of Griffin

\_\_\_\_\_  
Date





## SPALDING COUNTY BOARD OF COMMISSIONERS ACCG County Voting Delegate

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**Requesting Agency**

County Clerk

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**Requested Action**

Consider request from ACCG to appoint a voting delegate to the 2018 Legislative Leadership Conference.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

Commissioner Hawbaker will be attending this conference and has volunteered to represent Spalding County as the delegate if it is agreeable to the Board.

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

Approval

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**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> 2018 ACCG Voting Delegate Memo	8/29/2017	Backup Material

## MEMORANDUM

To: County Chairmen, Sole Commissioners and CEOs  
Mayors of Consolidated Governments  
c/o County Clerks, Managers or Administrators

From: Ross King, Executive Director

Date: August 29, 2017

Subject: Legislative Leadership Conference Business Session – Official

This is the official call for the business session at the ACCG Legislative Leadership Conference scheduled for Thursday, October 12 at 1:30 p.m. at the Augusta Marriott at the Convention Center. The purpose of this session is to consider policies to be adopted by the membership and other business that may come before the body. Each county may appoint a voting delegate (*commissioner or county staff*) to cast their county's vote on matters coming before the business session.

In order for ACCG staff to conduct the voting process as smoothly as possible, we need the name of your county's delegate before the conference convenes. Credentials pick-up for voting delegates will begin at 7:00 a.m. on Thursday, October 12 at the registration desk.

**Please complete and return this page no later than Friday, September 22. Send it to Nicole Butler at [nbutler@accg.org](mailto:nbutler@accg.org) as a scanned email attachment or fax it to (404) 525- 2477 to the attention of Nicole Butler.** Your prompt attention to this matter is greatly appreciated.

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### 2017 LEGISLATIVE LEADERSHIP CONFERENCE VOTING DELEGATE

Donald "Don" Hawbaker  
Name

Commissioner - District 5  
Title

Spalding  
County



**SPALDING COUNTY BOARD OF COMMISSIONERS**  
**Date for Personnel Ordinance workshop**

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**Requesting Agency**

County Manager

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**Requested Action**

Set date for workshop to discuss Personnel Policies and other matters.

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

October 2, 16, or 30th at 10AM?



**SPALDING COUNTY BOARD OF COMMISSIONERS**  
**Hill Street and Northside Drive Possible Litigation**

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**Requesting Agency**

County Attorney

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**Requested Action**

County Manager requests an Executive Session 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).

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**Requirement for Board Action**

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**Is this Item Goal Related?**

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**Summary and Background**

Hill Street and Northside Drive Construction

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**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

n/a





**SPALDING COUNTY BOARD OF COMMISSIONERS**  
**Hill Street and Northside Drive Possible Litigation**

---

**Requesting Agency**

County Attorney

---

**Requested Action**

County Manager requests an Executive Session 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).

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**Requirement for Board Action**

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**Is this Item Goal Related?**

---

**Summary and Background**

Hill Street and Northside Drive Construction

---

**Fiscal Impact / Funding Source**

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**STAFF RECOMMENDATION**

n/a