

Agenda

Spalding County Planning Commission

January 31, 2017

7:00 PM

**Spalding County Annex Building 119 East Solomon
Street, Room 108**

A. Call to Order

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 Planning Commission. 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. Election of Chairman

Election of Chairman of the Spalding County Planning Commission for Calendar Year 2017.

C. Election of Vice-Chairman

Election of Vice-Chairman of the Spalding County Planning Commission for Calendar Year 2017.

D. New Business:

1. **Application #16-04Z:** Bunzl Trusts Spalding Property, LLC, Owner - The Joiner Law Firm, P.C., Agent - 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial.
2. **Application #16-05Z:** Shield of Faith Christian Center, Inc., Owner - Brenda Gibbons, Agent - 920 Harlow Avenue (0.74 acre located in Land Lot 17 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1B, Heavy Commercial.
3. **S/D #06-01:** Consider approval of revised preliminary plat for Sun City Peachtree Subdivision - Pulte Home Corporation, Owner.

E. Approval of Minutes:

4. Consider approval of October 25, 2016 and December 13, 2016 minutes.

F. Other Business:

5. Consider conceptual plan for proposed RaceTrac within TCC Overlay District.

G. Adjournment



SPALDING COUNTY PLANNING COMMISSION
Election of Chairman - Calendar Year 2017

Requesting Agency

Office of Community Development

Requested Action

Election of Chairman of the Spalding County Planning Commission for Calendar Year 2017.

Requirement for Board Action

The PC elects a member to serve as Chairman at the beginning of each Calendar year.

Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION
Election of Vice-Chairman - Calendar Year 2017

Requesting Agency

Office of Community Development

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Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY PLANNING COMMISSION

Application #16-04Z

Requesting Agency

Office of Community Development

Requested Action

Application #16-04Z: Bunzl Trusts Spalding Property, LLC, Owner - The Joiner Law Firm, P.C., Agent - 2010 North McDonough Road (2 acres located in Land Lot 79 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1, Highway Commercial.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The applicant is requesting approval from Spalding County to allow the rezoning of 2.0 acres +/- out of the total 187 +/- acres from R-2 to C-1. The applicant proposes to develop the property as a 3,500 square foot convenience store and gas station along with 4,500 square feet of additional retail space.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL

ATTACHMENTS:

Description	Upload Date	Type
❏ Application #16-04Z	1/24/2017	Backup Material

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 16-042

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: THE JOINER LAW FIRM, P. C.

Address: 217 North Hill Street, Suite 1

City: Griffin

State: GA Zip: 30223

Phone: (770) 412-6045

Contact Person: John P. Joiner

PROPERTY OWNER INFORMATION

Name: BUNZL TRUSTS SPALDING PROPERTY, LLC

Address: 3350 Riverwood Parkway, Suite 1600

City: Atlanta

State: GA Zip: 30339

Phone: _____

Phone: (770) 412-6045

APPLICANT IS THE:

 X Owner's Agent _____ Property Owner _____ Developer

Present Zoning District(s): R-2 Requested Zoning District(s): C-1

Land District(s): 2nd Land Lots(s): 79 Acreage: 2.00 acres

Address Of Property: 2010 North McDonough Road

Proposed Development: Convenience store/ gas station

OTHER REQUIRED INFORMATION

Checklist

- X Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- X Please attach a statement describing the proposed development.
- X Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.
- X Please attach a copy of metes and bound description of the property for rezoning.
- X Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).
- N/A If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

 1 Is the property recorded as one (1) or multiple parcel(s)?

OFFICE USE ONLY

Date Received: 12-21-16 Amount of Fee: \$500⁰⁰/_{xx}

Received By: C. McDaniel Receipt Number: 716626

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property: The proposed parcel is a 2.00 acres tract of land located at the NE corner of Jackson Road and North McDonough Road. All three of the other corner parcels at this intersection are zoned C-1 and are being used for compatible uses as that proposed for the subject parcel.

(B) Whether the property is suitable for the proposed use: The subject property is suitable for use as a convenience store/gas station.

(C) What is the length of time the property has been vacant?: The subject property has been vacant, undeveloped land for more than twenty years.

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?: There should be no threat to public health, safety or welfare from the rezoning of the subject property.

(E) Whether and to what extent is the subject property value diminished under the present zoning?: The current zoning of the subject property only allows for use as residential property. The volume of traffic presently experienced at this intersection and this property's location on the corner of two busy roads make it appropriate for use as a commercial property.

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?: Due to the existing uses of the properties located on the other three corners of this intersection, the subject property is not readily marketable as a residential tract of land. There is no discernable benefit to the public in not rezoning the subject property; rezoning of the subject property would not impact the traffic volume at the subject intersection.

Use Additional Pages, If Necessary

OFFICE USE ONLY

Date Received: 12-21-16

Received By: C. McDaniel

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certifies that the agent, if different from the owner, is authorized to file this application.

BUNZL TRUSTS SPALDING PROPERTY, LLC
Print Name of Owner(s)

John P. Joiner, Attorney
Print Name of Agent, If Not Same as Owner

[Signature] 12/20/2016
Signature of Owner(s) Date
or Signature of Authorized Officer or Agent
(if applicable)

[Signature]
Signature of Agent

[Signature]
Signature of Notary Public

12/20/2016
Date



OFFICE USE ONLY

Date Received: 12-21-16 Received By: C. McDaniel

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. APPLICANT'S DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

____ NO. ____ (Yes/No)

If the answer is Yes, please complete the following section:

Name and Official Position Of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution Was Made (within last two years)
(1) _____	(1) _____ _____	(1) _____ _____
(2) _____	(2) _____ _____	(2) _____ _____

Attach additional sheets if necessary to disclose or describe all contributions.

**B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

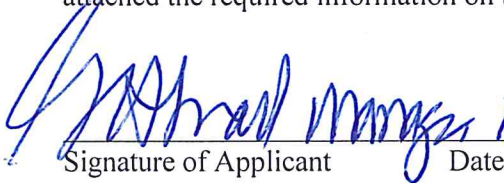
____ NO. ____ (Yes/No)

If the answer is Yes, please complete the following section:
ZONING MAP CHANGE
PAGE 6

Name and Official Position Of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution Was Made (within last two years)
(1) _____	(1) _____ _____	(1) _____ _____
(2) _____	(2) _____ _____	(2) _____ _____

Attach additional sheets if necessary to disclose or describe all contributions.

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 12/20/2016 Gus H. Small, Manager
Signature of Applicant Date Type or Print Name and Title

 12/21/2016 John P. Joiner, Attorney
Signature of Applicant's Date Type or Print Name and Title
Attorney Or Representative

OFFICE USE ONLY

Date Received 12-21-16 Case # 16-04Z Accepted By C. McDaniel

SITE PLAN REQUIREMENTS FOR ZONING

Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10/06/03)

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used);
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

(Revised 10/31/03)

REFERENCES:
DEED RECORD: D.B. 2483, p. 311
PLAT RECORD: P.B. 6, p. 384
TAX RECORD: TAX MAP 204, PARCEL 007

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,758 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 118,910 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION AND A CHAMPION TKO DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCEING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY COMPLETED IN DECEMBER 2015.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13255C 095E FOR SPALDING COUNTY, GEORGIA DATED 06-30-15.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCES NAVD88.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

NOTE "A": SEVERAL REFERENCE PLATS, INCLUDING P.B. 6, p. 284 FOR THE SUBJECT PROPERTY, IDENTIFY THIS ROCK CORNER AS THE ORIGINAL LAND LOT CORNER. ANALYSIS OF LARGE-SCALE LAND LOT EVIDENCE FROM GEOPHOTOGRAPHY SHOWS THAT THE ORIGINAL EAST-WEST LAND LOT LINE BETWEEN LAND LOTS 79 AND 82 WAS ABOUT 325 FEET NORTH OF THE ROCK CORNER. HOWEVER, FOR CONTINUITY WITH PRIOR LEGAL DESCRIPTIONS, WE HAVE MAINTAINED THE LOCATION SHOWN ON PRIOR PLATS.

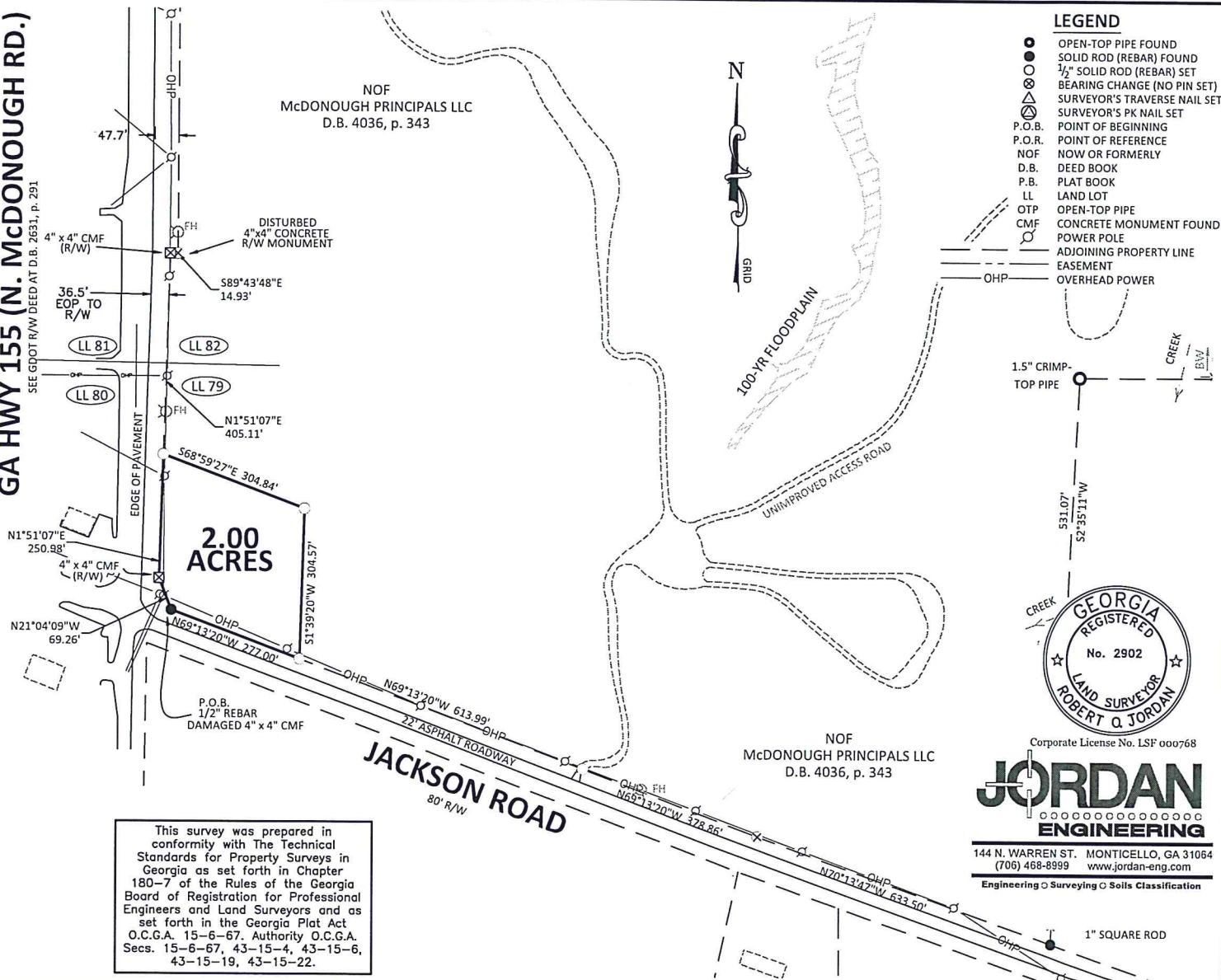
BOUNDARY RETRACEMENT SURVEY FOR

WBT McDONOUGH LIMITED CO. LAND LOTS 79 & 82, DISTRICT 2 SPALDING COUNTY, GEORGIA

0' 200' 400' 600'
SCALE 1" = 200' NOVEMBER 22, 2016

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GA HWY 155 (N. McDONOUGH RD.)



LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- ⊗ 1/2" SOLID ROD (REBAR) SET
- ⊕ BEARING CHANGE (NO PIN SET)
- ⊙ SURVEYOR'S TRAVERSE NAIL SET
- ⊙ SURVEYOR'S PK NAIL SET
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOF NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- LL LAND LOT
- OTP OPEN-TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- ADJOINING PROPERTY LINE
- - - EASEMENT
- OHP OVERHEAD POWER

1.5" CRIMP-
TOP PIPE

531.07' 52°35'11"W



Corporate License No. LSF 000768

JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils Classification

1" SQUARE ROD

DESCRIPTION OF THE PROPOSED DEVELOPMENT

RE: Rezoning request for 2.00 acres of land located on the Northeast corner of Jackson Road and Georgia Highway 155 (North McDonough Road), with an address of 2010 North McDonough Road and being located in Land Lot 79 of the 2nd Land District of Spalding County, Georgia

The applicant is requesting the rezoning of the subject parcel from R-2 to C-1, in conformity with the Future Land Use Map currently approved for Spalding County, Georgia. The applicant proposes to construct one building encompassing two units. One unit will be 3,500 square feet in size and will be occupied by a convenience store with an accompanying automobile fueling station comprised of four pumping units and the appurtenant fuel tanks; the second unit will be 4,500 square feet in size and will be used as retail space. There will be 49 parking spaces provided on the subject parcel.

The subject parcel is a portion of a larger parcel of twenty acres being subdivided out of a tract of 171.61 acres which is currently zoned R-2. Due to the location of the subject parcel of two acres on a state highway and at the intersection of two busy roadways it is not appropriate for residential development, but is better suited for commercial use. The remaining three corners of the intersection at which the subject property is located are zoned C-1; the properties at the Northwest and Southwest corners are currently being used for the operation of convenience stores and the property at the Southeast corner is being developed as a Dollar General retail store.

If approved, the proposed development would provide new jobs at both the convenience store and the additional retail space, along with producing new sales tax and increased property tax revenue for Spalding County, in addition to the short-term financial benefits from the construction activities.

02483
00311

BOOK 2483 PAGE 311

Real Estate Transfer Tax
Paid \$ 0-
Date 5-3-04
Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.

04 MAY 3 PM 4 24

BY *Marcia L. Norris*
MARCIA L. NORRIS, CLERK

Return recorded document to:

Clyde E. Click, Esq.
CLICK & NULL, P.C.
3475 Piedmont Road, N.E.
Suite 1910
Atlanta, Georgia 30305-2981

STATE OF GEORGIA

COUNTY OF FULTON

EXECUTOR'S DEED

BOOK 2483 PAGE 312

STATE OF GEORGIA

COUNTY OF FULTON

EXECUTOR'S DEED

THIS INDENTURE, made this 21st day of July, 1997, between FRANCES H. BUNZL and BENNETT L. KIGHT, as Co-Executors under the last will and testament of WALTER H. BUNZL (hereinafter referred to as the "Deceased"), late of Fulton County, Georgia (hereinafter referred to as "Grantor") and WBT McDONOUGH LIMITED CO., a Georgia limited liability company (hereinafter referred to as "Grantee"),

WITNESSETH:

Grantor, acting under and by virtue of the power and authority contained in the will of the Deceased, said will having been duly probated in the Court of Probate of Fulton County, Georgia and Letters Testamentary having been issued on July 26, 1988 and recorded in Minute Book 116, page 287, in said Court, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Land Lots 79 and 82 of the 2nd District, Spalding County, Georgia as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by Deceased.

Grantor hereby warrants and represents to Grantee that all debts of and charges against the estate of the Deceased have been paid in full or that adequate provision for such payment has been made by Grantor as executor of such estate.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered this
21st day of July, 1997
in the presence of:

Judith C. Kight
Unofficial Witness

Elizabeth A. Lantford
Notary Public

My Commission Expires:
Sept. 28, 1997

Frances H. Bunzl (SEAL)
FRANCES H. BUNZL, Co-Executor
under the will of Walter H. Bunzl, Deceased

Bennett L. Kight (SEAL)
BENNETT L. KIGHT, Co-Executor
under the will of Walter H. Bunzl, Deceased

[NOTARIAL SEAL]



EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 79 and 82 of the 2nd Land District of originally Henry, now Spalding County, Georgia, containing 190 acres, as shown on plat of survey entitled "Property of John Robert Mitchell", dated December 12, 1963, by Griffin Engineering and Manufacturing Company, recorded in Plat Book 6, page 384, Spalding County, Georgia Records, and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the north right-of-way line of Georgia Highway No. 16 and the east right-of-way line of Georgia Highway No. 155, if said lines were extended to form an angle instead of a curve; running thence in a southeasterly direction along the north right-of-way line of Georgia Highway No. 16 a distance of 1,950 feet, more or less, to the southwest corner of property now or formerly owned by T. B. Manley; thence north along the west line of said Manley property and along the west line of property now or formerly owned by Robert W. Burks 1,520 feet, more or less, to a point on the north land lot line of Land Lot 79, the same being the south land lot line of Land Lot 82; thence east along the land lot line dividing said Land Lots 79 and 82 a distance of 1,379.5 feet, more or less, to the common corner of Land Lots 79, 82, 78 and 83; thence north along the east line of Land Lot 83 a distance of 1,919.7 feet, more or less, to the south line of property now or formerly owned by Robert W. Burks; thence west along the south line of said Burks property and the property of J. P. Manley Estate a distance of 3,206 feet, more or less, to the east right-of-way line of Georgia Highway No. 155; thence south along the east right-of-way line of Georgia Highway No. 155 a distance of 2,460 feet, more or less, to the point of beginning.

Said property is bounded on the north by property of J. P. Manley Estate and Robert W. Burks; on the east by property of Robert W. Burks and T. B. Manley; on the south by property of Robert W. Burks and Georgia Highway No. 16, and on the west by Georgia Highway No. 155.

The above-described property being the same conveyed by that certain Warranty Deed from High Pasture, Ltd. to Walter H. Bunzl, dated May 1, 1980, recorded in Deed Book 603, page 185, Spalding County, Georgia records.

YOUNG & COMPANY, INC.
Surveyors
1111 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 525-1111
FAX: 525-1111
H.B. 1/23/83 E.Z.P.S.
413
C.E. L. Smith
T. H. 1/23/83 E.Z.P.S.
T. H. 1/23/83 E.Z.P.S.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA

2016 MAR 23 A 9: 313

BY TC
MARCIA L. NORRIS, CLERK

Prepared by and after recording return to:
Gus H. Small, Esq.
Cohen Pollock Merlin & Small, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, Georgia 30339

STATE OF GEORGIA
COUNTY OF COBB

NOTICE OF ENTITY MERGER

Note to Clerk: Please index this affidavit under WBT McDonough Limited Co., as Grantor, and McDonough Principals LLC, as Grantee

The undersigned, Gus H. Small, having personally appeared before the undersigned notary public and being duly sworn according to law, says under oath as follows:

That on March 31, 2009, McDonough Principals LLC, a Georgia limited liability company, executed Articles of Merger of WBT McDonough Limited Co. into McDonough Principals LLC;

That on May 8, 2009, the Georgia Secretary of State issued a Certificate of Merger with the Surviving Entity: McDonough Principals LLC;

That copies of the Certificate of Merger and Articles of Merger approved by the Georgia Secretary of State of Georgia on May 8, 2009, are attached hereto as **Exhibit "A"** and by this reference made a part hereof.

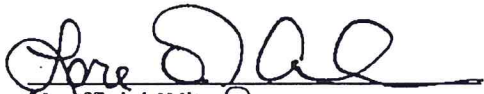
The purpose of this Notice to give notice to third parties examining title to property owned now or formerly by WBT McDonough Limited Co. of its election to merge with McDonough Principals LLC and to be known as McDonough Principals LLC, and to preserve the property rights, if any, held by WBT McDonough Limited Co.

IN WITNESS WHEREOF, Deponent has signed and sealed this Notice of Entity
Merger this the 18th day of March, 2016.

McDonough Principals LLC, a Georgia limited
liability company

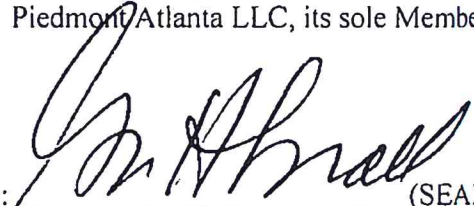
By: Bunzl Trusts Properties, LLC, a Georgia
limited liability company f/k/a Capital
Piedmont Atlanta LLC, its sole Member

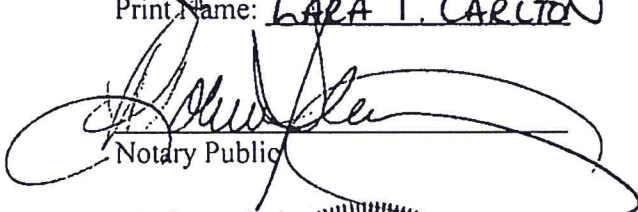
Signed, sealed and delivered in the
presence of:



Unofficial Witness

Print Name: LARA T. CARLTON

By:  (SEAL)
Gus H. Small, Manager



Notary Public

My Commission Expires



Doc. 1384190

EXHIBIT "A"

Control No. 09016778

STATE OF GEORGIA

Secretary of State

Corporations Division

315 West Tower

#2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF MERGER

I, **Karen C Handel**, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby issue this certificate pursuant to Title 14 of the Official Code of Georgia annotated certifying that articles or a certificate of merger and fees have been filed regarding the merger of the below entities, effective as of 05/08/2009. Attached is a true and correct copy of the said filing.

Surviving Entity:

MCDONOUGH PRINCIPALS LLC, a Georgia Limited Liability Company

Nonsurviving Entity/Entities:

WBT MCDONOUGH LIMITED CO., a Georgia Limited Liability Company

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on May 8, 2009



A handwritten signature in cursive script, reading "Karen C Handel".

Karen C Handel
Secretary of State

ARTICLES OF MERGER OF
WBT McDONOUGH LIMITED CO.
INTO
McDONOUGH PRINCIPALS LLC

09 MAY -8 PM 12:33

RECEIVED
SECRETARY OF STATE
SOUTH GA OFFICE

Pursuant to the provisions of Sections 45-11-904 of the Official Code of Georgia Annotated (the "Code"), the undersigned limited liability companies hereby adopt the following Articles of Merger:

WHEREAS, the owners of WBT McDonough Limited Co., a Georgia limited liability company, and of McDonough Principals LLC, a Georgia limited liability company, are affiliated entities; and

WHEREAS, it is in the interest of the owners for the merger described herein to be effectuated.

1. The Plan of Merger (the "Plan") by and between WBT McDonough Limited Co., a Georgia limited liability company, and McDonough Principals LLC, a Georgia limited liability company, provides for the merger of WBT McDonough Limited Co. with and into McDonough Principals LLC. McDonough Principals LLC will be the survivor of the merger and will continue operations under its existing name.

2. The Articles of Organization of McDonough Principals LLC shall not be amended.

3. The executed Plan of Merger is on file at the principal place of business of McDonough Principals LLC located at: 1170 Peachtree Street, NE, Suite 800, Atlanta, Georgia 30309. A copy of the Plan of Merger will be furnished, on request and without cost, to any member of the merging limited liability companies.

4. The Plan of Merger has been duly authorized and approved by WBT McDonough Limited Co. and McDonough Principals LLC in accordance with Code Section 14-11-903.

5. The effective date and time of the Merger shall be upon filing these Articles of Merger.

IN WITNESS WHEREOF, the surviving entity has caused these Articles of Merger to be executed this the 31st day of March, 2009.

McDONOUGH PRINCIPALS LLC

By: CAPITAL PIEDMONT PARTNERS LLC, Manager

By: Kenneth F. Antley
Kenneth F. Antley, Authorized Agent
and Attorney

State of Georgia
Merger 1 Page(s)



T0913914082

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA

2016 MAR 23 A.M. 3:3

BY TC
MARCIA L. NORRIS, CLERK

Prepared by and after recording return to:
Gus H. Small, Esq.
Cohen Pollock Merlin & Small, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, Georgia 30339

STATE OF GEORGIA
COUNTY OF COBB

NOTICE OF NAME CHANGE

Note to Clerk: Please index this affidavit under McDonough Principal LLC, as Grantor, and
Bunzl Trusts Spalding Property, LLC, as Grantee

The undersigned, Gus H. Small, having personally appeared before the undersigned
notary public and being duly sworn according to law, says under oath as follows:

That on March 11, 2016, McDonough Principals LLC executed Articles of Name
Change of McDonough Principals LLC to Bunzl Trusts Spalding Property, LLC, a Georgia
limited liability company;

That on March 18, 2016, the Georgia Secretary of State issued a Certificate of Name
Change to Bunzl Trusts Spalding Property, LLC;

That copies of the Certificate of Name Change and Articles of Name Change
approved by the Georgia Secretary of State on March 18, 2016, are attached hereto as
Exhibit "A" and by this reference is made a part hereof.


The purpose of this Notice to give notice to third parties examining title to property
owned now or formerly by McDonough Principals LLC of its election to change its name to
Bunzl Trusts Spalding Property, LLC and to be known as Bunzl Trusts Spalding Property,
LLC, and to preserve the property rights, if any, held by McDonough Principals LLC.

IN WITNESS WHEREOF, Deponent has signed and sealed this Notice of Entity Merger this the 18th day of March, 2016.

Bunzl Trusts Spalding Property, LLC, a Georgia limited liability company

By: Bunzl Trusts Properties, LLC, a Georgia limited liability company f/k/a Capital Piedmont Atlanta LLC, its sole Member

Signed, sealed and delivered in the presence of:



Unofficial Witness
Print Name: LORETTA CARLTON



Notary Public

My Commission Expires

[NOTARY



Doc. 1384191

By: 

Gus H. Small, Manager (SEAL)

STATE OF GEORGIA**Secretary of State**

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT**NAME CHANGE**

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

MCDONOUGH PRINCIPALS LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 03/11/2016 changing its name to

BUNZL TRUSTS SPALDING PROPERTY, LLC

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta **1776**
and the State of Georgia on 03/18/2016



Brian P. Kemp
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed

Secretary of State

Filing Date: 3/11/2016 2:09:37 PM

Article 1

Business Name : MCDONOUGH PRINCIPALS LLC

Control Number : 09016778

Article 2

The date the articles of organization were filed was: 03/09/2009

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : BUNZL TRUSTS SPALDING PROPERTY, LLC

Effective Date : 03/11/2016

Authorizer Information

Authorizer Signature : Gus H. Small

Authorizer Title : Manager

GEORGIA, SPALDING COUNTY

I hereby certify that the within and foregoing is a true and correct copy of the instrument as it appears of record in the office of Clerk of Superior Court.

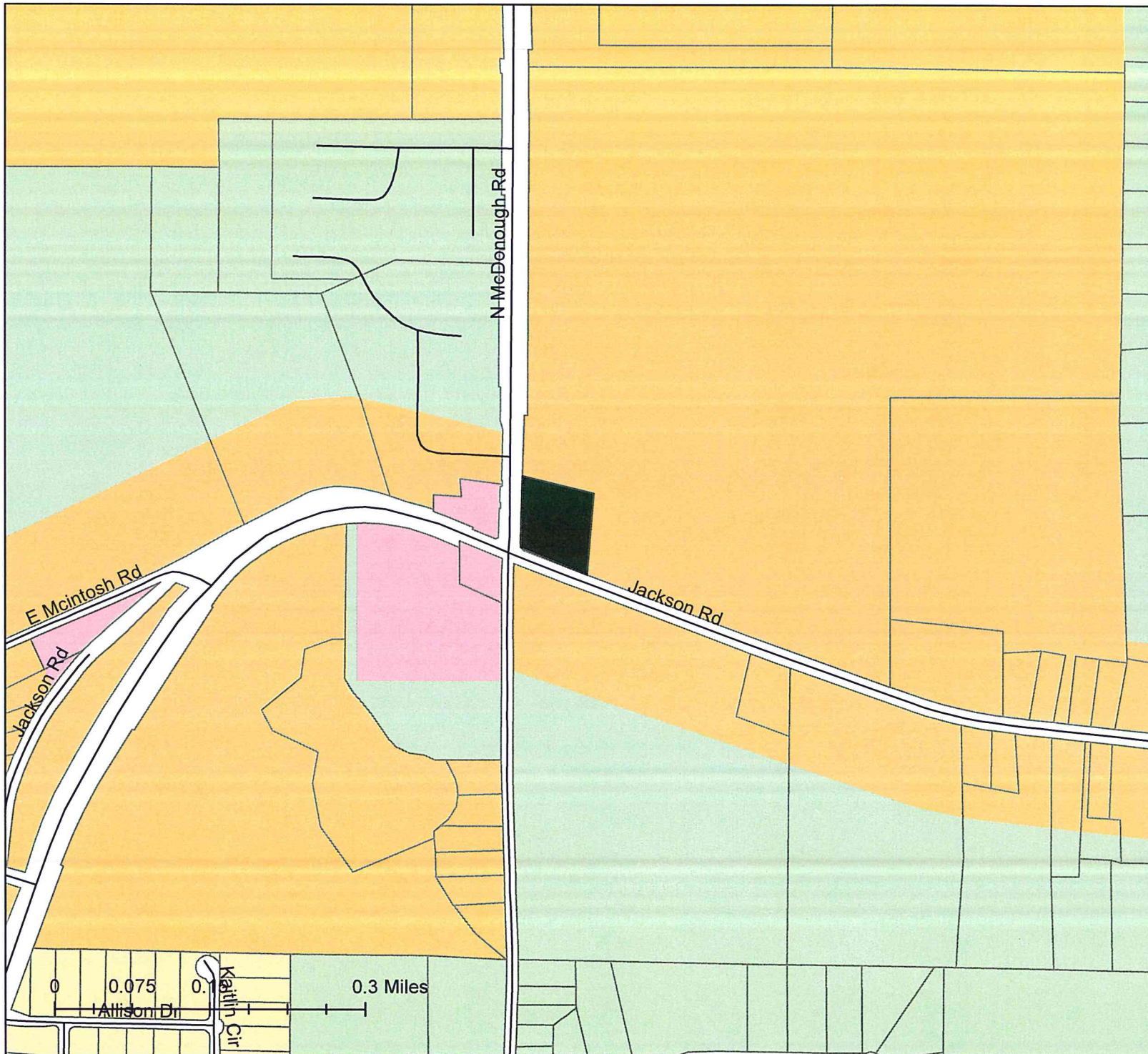
Book 4036 Page 350
day of 03

DEPUTY CLERK, SPALDING SUPERIOR COURT
MARIA L. NORTON, CLERK OF SUPERIOR COURT
SPALDING COUNTY, GEORGIA

Metes and bounds description of the subject parcel

BEGINNING at a point on the northerly right-of-way line of Jackson Road (80' right-of-way) marked by a ½" rebar in a damaged concrete marker found, said point also being located at the mitered corner of the intersection of Jackson Road with Georgia Highway 155 (North McDonough Road), and proceeding thence along said mitered corner of the intersection of Jackson Road and Georgia Highway 155 North 21° 04' 09" West a distance of 69.25 feet to a point on the easterly right-of-way line of Georgia Highway 155; thence along said right-of-way of Georgia Highway 155 North 01° 51' 07" East 250.98 feet to a point; thence leaving the right-of-way of Georgia Highway 155 and proceeding South 68° 59' 27" East 304.84 feet to a point; thence South 01° 39' 20" West 304.57 feet to a point on the northerly right-of-way of Jackson Road; thence along said northerly right-of-way of Jackson Road North 69° 13' 20" West 277.01 feet to a point and the POINT OF BEGINNING.

#16-04Z Bunzl Trusts Spalding Property, LLC

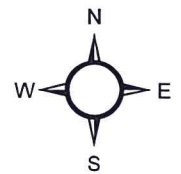


Zoning	
	PDD
	AAR
	AR1
	AR2
	C1
	C1A
	C1B
	C1C
	C2
	C3
	OI
	PRRRD
	R1
	R2
	R2A
	R3
	R4
	R5
	R6
	VN

Approximate size
of an Acre.



1 inch = 702.43 feet



Map # 204-01-007

Spalding County GIS
(770) 467-4220
cjacobs@spaldingcounty.com

SPALDING COUNTY PLANNING COMMISSION

DATE: January 31, 2017

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

RE: Rezoning Application #16-04Z
Total acreage: 2.0±
R-2 to C-1

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced rezoning application.

Identification of the Property

Size and Location:

The application requests rezoning on a total of 2.0 acres, more or less, located at 2010 N. McDonough Road.

District and Land Lots:

The property is located in Land Lot 79 of the 2nd Land District.

Current Owner(s):

The property is owned by Bunzl trusts Spalding Property, LLC, by virtue of Deed recorded March 23, 2016 in Deed Book 4036, Page 347-348, Office of the Clerk of the Superior Court, Spalding County, Georgia.

Agent/Developer

The Joiner Law Firm, P.C.
217 North Hill Street, Suite 1
Griffin, Georgia 30223

Overview of Development:

The applicant is requesting approval from Spalding County to allow the rezoning of 2.0 acres +/- out of the total 187 +/- acres from R-2

to C-1. The applicant proposes to develop the property as a 3,500 square foot convenience store and gas station along with 4,500 square feet of additional retail space.

Current Area Development

Current Zoning/Authorized Development:

The property proposed to be rezoned is currently zoned R-2, Single Family Residential.

The property as currently zoned could allow for the development of single family uses on lot minimums ranging from 1 to two acres in the R-2 zoned area. A special exception may be applied for and if approved a subdivision can be developed consisting of one acre lots.

The land could also be developed as a conservation subdivision. As such the lot yield could be approximately 187 single family lots.

Requested Zoning and Development Intent:

The applicant requests rezoning to C-1, Highway Commercial. The applicant's intent is to develop a 3,500 square foot convenience store and gas station along with 4,500 square feet of additional retail space.

Existing Use:

Per the applicant, the subject property has been vacant and undeveloped for over twenty years.

Rezoning Analysis:

The applicant has requested a zoning of 2 acres out of 187 acres at the northeast corner of North McDonough Road to C-1, Highway Commercial to allow for the development of a 3,500 square foot convenience store and gas station along with 4,500 square feet of additional retail space.

Land Use Plan:

Pursuant to the "Spalding County Comprehensive Plan, 2004-2024," as revised in 2009, the request is consistent with the plan and associated Future Land Use Map classification of Crossroads Commercial.

Schools:

The following is data as submitted by the Griffin-Spalding County School System (2008):

Schools Impacted and Enrollment vs. Capacity

School	Enrollment	Capacity
Jackson Road Elementary	500	450
Taylor Street Middle	579	650
Spalding High	1,344	1,575

Compliance with Zoning Ordinance Development Standards:

C-1 Development Standards:

Minimum Heated Floor Area for Buildings: 1,000 square feet.

Minimum lot area:

1. Unsewered Areas: As specified by the Spalding County Health Department.

2. Sewered Areas: None.

Minimum lot width: 75 feet.

Minimum frontage width: 75 feet.

Minimum frontage width shall be reduced to 50 feet for lots abutting the turnaround portion of dead end streets (cul-de-sacs).

Setbacks:

front: 15 feet
side: 15 feet
rear: 30 feet

Utilities & Infrastructure:

Transportation:

The following average trip numbers represent the average number of trip experienced by this type of development based on case studies from Trip Generation, 7th Edition from the Institute of Transportation Engineers:

Based on a 3,500 square foot Gasoline/Service Station with Convenience Market:

Weekday

A.M. Peak Hour: 271.8 trips
P.M. Peak Hour: 399.9 trips

Water:

The site is accessible to County water. (Source: Spalding County Water Authority)

Sewerage:

The site is not accessible to sanitary sewer service provided by the City of Griffin.

Wetlands/Watershed Area:

According to a survey submitted with the application a portion of the parent property is located within a 100-year flood zone area, per FIRM map 13255C 0095 E, dated June 30, 2015. It must be noted however, the proposed 2 acre parcel will not have flood plain located on it.

This site is located within the Towaliga River watershed inside the 7 mile radius area.

This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Criteria when considering a Rezoning Application

The following items are listed in the Spalding County Zoning Ordinance (a/k/a UDO) as criteria to consider for rezoning applications:

1. The existing uses and zoning of nearby properties.
The property is abutted by rural and residential uses on the North and East

sides. These areas are zoned R-2, Single Family Residential. To the West and Southwest are commercial uses which are zoned C-1, Highway Commercial. South of the subject property is C-1, Highway Commercial property recently rezoned for a proposed Dollar General.

2. The suitability of the property for the proposed purpose.
Per the "Spalding County Comprehensive Plan, 2004-2024," as revised in 2009, the plan indicates that this property should be used as "Crossroads Commercial". The request as proposed is consistent with the Future Land Use Map for this property.
3. The length of time the property has been vacant.
Per the applicant the subject property has been vacant for twenty years.
4. The threat to the public health, safety, and welfare, if rezoned.
There will be a slight increase in threat to public health, safety, and welfare due to the rezoning of the subject property given the suburban design of the development as submitted.
5. The extent to which the value of the property is diminished by the present zoning.
Staff is not aware of any diminishing effects of the present zoning on the subject property.
6. The balance between the hardship on the property owner and the benefit to the public in not rezoning.
The property owner under present zoning cannot develop the corner commercially.

Photo(s)



View of the subject property looking northeast from Jackson Road and McDonough Road.

Staff Recommendations:

Staff recommends **APPROVAL** of the request to amend the zoning of this property for the following reasons:

- a. The request is consistent with the Spalding County Comprehensive Plan and the associated Future Land Use Map.



SPALDING COUNTY PLANNING COMMISSION

Application #16-05Z

Requesting Agency

Office of Community Development

Requested Action

Application #16-05Z: Shield of Faith Christian Center, Inc., Owner - Brenda Gibbons, Agent - 920 Harlow Avenue (0.74 acre located in Land Lot 17 of the 2nd Land District) - requesting a rezoning from R-2, Single Family Residential, to C-1B, Heavy Commercial.

Requirement for Board Action

Section 414.

Is this Item Goal Related?

No

Summary and Background

The applicant has requested approval from Spalding County to rezone the property for the purpose of developing an 8,000 square foot Family Life Center along with additional parking for the existing Shield of Faith Church located on the adjacent tract.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

CONDITIONAL APPROVAL:

- .827 acre tract located at 920 Harlow Avenue shall be combined with adjacent 1.9 acre tract located at 916 Harlow Avenue.
- Zoning shall be tied to church and associated uses only.
- All site lighting shall be designed so as not to glare onto adjacent residential properties.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application #16-05Z	1/24/2017	Backup Material

SPALDING COUNTY
REQUEST FOR ZONING MAP CHANGE
APPLICATION NO. 16-052

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: Brenda Gibbons

Address: 2860 Church Street

City: East Point

State: GA Zip: 30344

Phone: 404 316-1165

Contact Person: Brenda Gibbons

PROPERTY OWNER INFORMATION

Name: Shield of Faith Christian, Inc

Address: 916 Harlow Ave.

City: Griffin

State: GA Zip: 30224

Phone: 770 228-7570

Phone: 404

Center (Cm)

APPLICANT IS THE:

☒ Owner's Agent ☐ Property Owner ☐ Developer

Present Zoning District(s): R-2 Requested Zoning District(s): C-1B

Land District(s): 2 Land Lots(s): 17 Acreage: .74

Address Of Property: 920 Harlow Ave. Griffin, GA.

Proposed Development: 8,000 sq.ft. MULTI PURPOSE BUILDING

OTHER REQUIRED INFORMATION

Checklist

- ☒ Attach 1 copy of plat prepared by a registered land surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- ☒ Please attach a statement describing the proposed development.
- ☒ Please attach a deed, certified by the Clerk of Court, of the property proposed for rezoning.
- ☒ Please attach a copy of metes and bound description of the property for rezoning.
- ☒ Please attach 1 copy (24 x 36) and 1 copy (11 x 17) of the conceptual site plan, if applicable (see Page 7).
- ☐ If proposed property is within the S-2 Sensitive Land-Watershed Protection District, please submit a plat or drawing to scale showing the exact location of any surface water that is located on or within 250 feet of the subject property.

☒ Is the property recorded as one (1) or multiple parcel(s)?

The property is recorded as (2) properties

OFFICE USE ONLY

Date Received: 12/27/16 / 12-29-16 Amount of Fee: \$250.⁰⁰ / \$250.⁰⁰
Received By: LC LC Receipt Number: 716628 / 716630

see attachment

REZONING APPLICANT'S RESPONSE

Pursuant to Section 414 of the Zoning Ordinances, The Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning (or special use permit) will permit a use that is suitable in view of the use and zoning of adjacent and nearby property: _____

(B) Whether the property is suitable for the proposed use: _____

(C) What is the length of time the property has been vacant?: _____

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?:

(E) Whether and to what extent is the subject property value diminished under the present zoning?:

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?: _____

Use Additional Pages, If Necessary

OFFICE USE ONLY

Date Received: 12/27/16 +
12/29/16

Received By: LC

REZONING APPLICANT'S RESPONSE (ATTACHMENT)

R-2 C-1B

- A. The rezoning seeks to rezone current property from R-1 to CB2 for additional parking. The proposed rezoning will not permit a use that is not suitable with the adjacent and nearby properties. The proposed use will not negatively impact surrounding properties. Buffers and screening will be provided to protect the integrity of the surrounding properties.
- B. The proposed use will not cause negative impact on surrounding properties.
- C. The property is not vacant it has a residential structure on it. Property was purchased by Shield of Faith Christian Center in 2013.
- D. There is no threat to public health, safety, and welfare, if the property is rezoned. Because of the proposed use, as additional parking for a Family Life Center, the use would impact the public positively by providing services to the community that promote health and safety. The proposed use will not increase any of the public services.
- E. The property value is not diminished under the present zoning nor will the property value be diminished under the proposed zoning. The proposed use will eliminate on-street parking because there will be designated parking for those visiting the Family Life Center.
- F. The property is currently owned by the Shield of Faith Christian Center which has a hardship because of need of additional parking to accommodate the newly proposed Family Life Center. The additional parking is needed to provide the life enrichment programs, that provide services for youth and adults, technology and health programs, social engagement and recreation for the entire community.

**PROPERTY OWNER'S CERTIFICATION OF
OWNERSHIP AND ZONING COMPLIANCE**

Certification is hereby made that the undersigned own(s) at least fifty-one (51) percent of the subject property.

The undersigned certifies that the subject property is presently in compliance with the current Zoning Ordinance for Spalding County, Georgia. The undersigned is aware that an application for a Rezoning, Variance, or Special Exception will not be received unless the subject property is in compliance with the Zoning Ordinance.

The undersigned certifies that the agent, if different from the owner, is authorized to file this application.

Melissa CLARK
Print Name of Owner(s)

Brenda Gibbons
Print Name of Agent, If Not Same as Owner

Melissa Clark
Signature of Owner(s) _____ Date _____
or Signature of Authorized Officer or Agent
(if applicable)

Brenda Gibbons
Signature of Agent _____

Dallie L. McSwain
Signature of Notary Public 07-09-2017

12-27-2016
Date

-- Notary Seal --

OFFICE USE ONLY

Date Received: 12/27/16 / 12-29-16 Received By: L.C.

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

A. APPLICANT'S DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

NO (Yes/No)

If the answer is Yes, please complete the following section:

Name and Official Position Of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution Was Made (within last two years)
(1) _____	(1) _____ _____	(1) _____ _____
(2) _____	(2) _____ _____	(2) _____ _____

Attach additional sheets if necessary to disclose or describe all contributions.

**B. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE**

Have you, within the two years immediately preceding the filing of the rezoning application, made campaign contributions aggregating \$250.00 or more to a member of the Spalding County Board of Commissioners, a member of the Planning Commission, or any other government official who will consider the application?

NO (Yes/No)

If the answer is Yes, please complete the following section:
ZONING MAP CHANGE
PAGE 6

Name and Official Position Of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution Was Made (within last two years)
(1) _____	(1) _____ _____	(1) _____ _____
(2) _____	(2) _____ _____	(2) _____ _____

Attach additional sheets if necessary to disclose or describe all contributions.

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Brenda Gibbons
Signature of Applicant Date

Brenda Gibbons, Agent
Type or Print Name and Title

Signature of Applicant's Date
Attorney Or Representative

Type or Print Name and Title

OFFICE USE ONLY

Date Received 12/27/16 & 12/29/16 Case # 16-05Z Accepted By LC

SITE PLAN REQUIREMENTS FOR ZONING

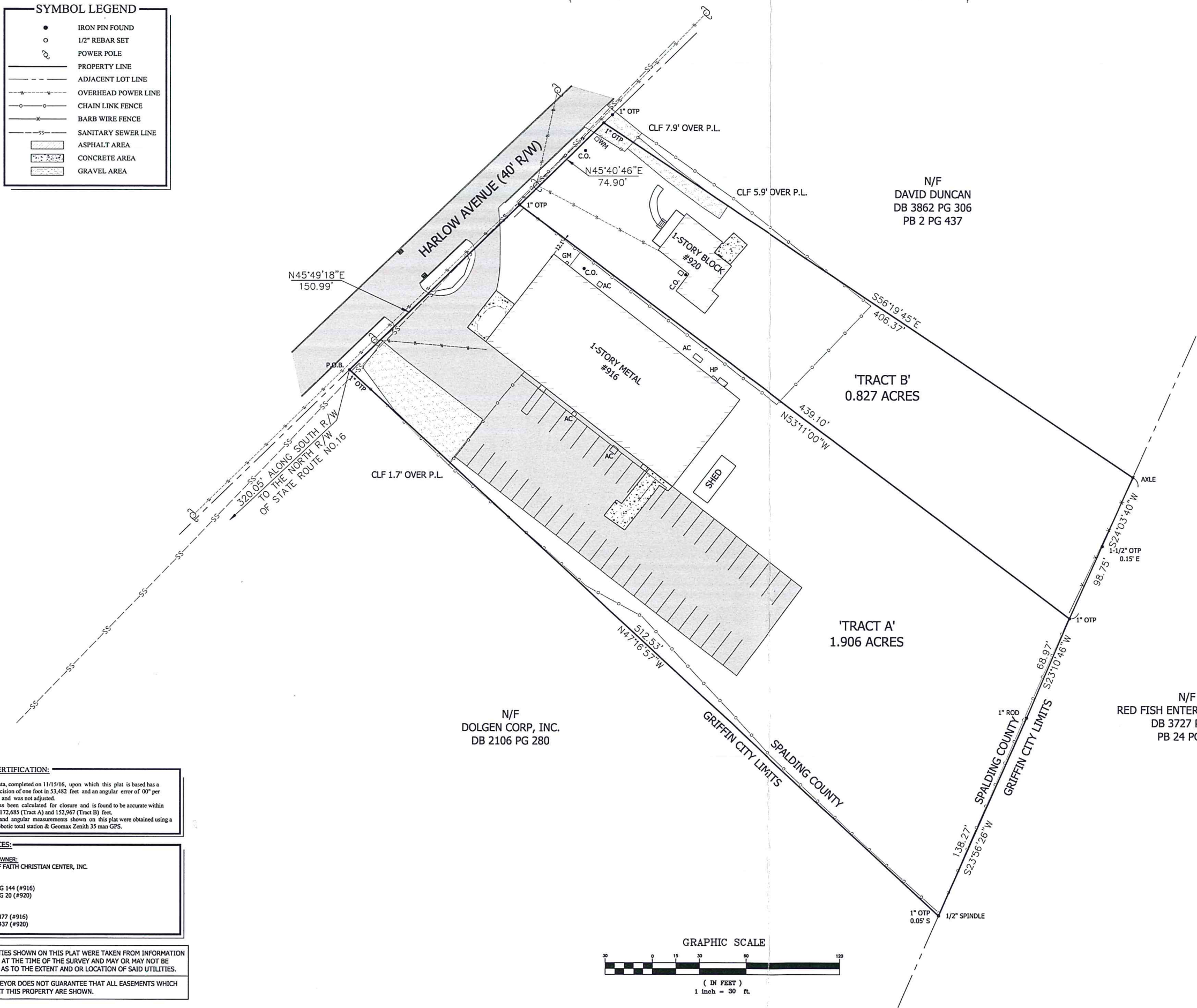
Section 416: Site Plan Requirements for Rezoning. Any Applicant seeking rezoning of property to the following zoning districts of Spalding County, Georgia, C-1, C-1A, C-1B, C-1C, C-2, C-3, PDD, PRRRD, and O-I or seeking rezoning for any property subject to the requirements of the Spalding County Subdivision Ordinance, Zoning Ordinance of Spalding County, Appendix A for residential development within the following zoning districts of Spalding County, Georgia, AR-1, AR-2, R-1, R-2, R-2A, R-3, R-4, R-5 and R-6 shall submit a conceptual site plan depicting the proposed use of the property including: (#A-03-28, 10/06/03)

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals (USGS Quad Sheets may be used);
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

(Revised 10/31/03)

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- ⊙ POWER POLE
- PROPERTY LINE
- - - ADJACENT LOT LINE
- - - OVERHEAD POWER LINE
- - - CHAIN LINK FENCE
- - - BARB WIRE FENCE
- - - SANITARY SEWER LINE
- ▨ ASPHALT AREA
- ▤ CONCRETE AREA
- ▧ GRAVEL AREA



PLAT CERTIFICATION:

The field data, completed on 11/15/16, upon which this plat is based has a closure precision of one foot in 53,482 feet and an angular error of 00" per angle point and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 172,685 (Tract A) and 152,967 (Tract B) feet.

The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station & Geomax Zenith 35 man GPS.

REFERENCES:

CURRENT OWNER:
SHIELD OF FAITH CHRISTIAN CENTER, INC.

DEEDS:
DB 3427 PG 144 (#916)
DB 3846 PG 20 (#920)

PLATS:
PB 25 PG 377 (#916)
PB 2 PG 437 (#920)

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Engineers and Land Surveyors as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SES

ENGINEERING
PLANNING
SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.
221 BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053
LSF 000859

BOUNDARY/AS-BUILT SURVEY FOR:
SHIELD OF FAITH
CHRISTIAN CENTER, INC.
LOCATED IN LAND LOT 17 OF THE 2ND DISTRICT,
ORIGINALLY MONROE, NOW SPALDING COUNTY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GEORGIA
REGISTERED
No. 2422
12/1/16
LAND SURVEYOR
MARK A. BUCKNER

BOUNDARY/
AS-BUILT SURVEY

Drawn by:
MTO

Project #:
C16050076

Date:
11/30/2016

SHEET TITLE
207D
SHEET # 01 OF 01

Statement Describing Proposed Development

The proposed development would provide additional parking for the proposed Family Life Center to be located at 916 Harlow Ave. The Family Life Center will provide the following services but are not limited to the following:

Sunday School classes for adult and youth
Fitness classes (Aerobics and Zumba, etc.)
Wellness classes
GED Classes
Computer Classes
Senior Services
Job Programs
Family Counseling
Food Pantry
Clothing Closet

BOOK 3846 PAGE 20

Upon recording, return to:

Thomas E. Baynham, III

P. O. Box 1632

Griffin, Georgia 30224

2014-

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA

2014 APR 29 PM 4 54

BY [Signature]
MARCIA L. MORRIS, CLERK

Real Estate Transfer Tax
Paid \$ 6.50
Date 4-29-14
PT - 61 126- 2014-957
Marcia L. Morris
Clerk of Superior Court, Spalding Co., Ga.

STATE OF GEORGIA

SPALDING COUNTY

WARRANTY DEED

THIS WARRANTY DEED, made this 24th day of February, in the year Two
Thousand Fourteen, between SPALDING COUNTY RESOURCES, INC, Grantor,
and SHIELD OF FAITH CHRISTIAN CENTER, INC., Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten and
no/100 Dollars (\$10.00) and other valuable consideration, the receipt and
sufficiency of which are hereby acknowledged, has granted, bargained, sold, and
conveyed, and by these presents does grant, bargain, sell and convey unto the said
Grantee, and to its successors and assigns, the following described property, to wit:

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING
IN LAND LOTS 178 OF THE 2nd LAND DISTRICT OF SPALDING COUNTY,
GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 18 and the
south one half of LOT 19 OF BLOCK C OF SEARCY ESTATES SUBDIVISION, AS

BOOK 3846 PAGE 21

PER PLAT OF SURVEY RECORDED IN PLAT BOOK 2, PAGE 437, SPALDING COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

SITUATED ON THE AFOREDESCRIBED PROPERTY IS A SINGLE FAMILY HOUSES KNOWN AS 920 HARLOW AVENUE ACCORDING TO THE SYSTEM OF NUMBERING PRESENTLY IN USE IN SPALDING COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said bargained premises, together with all and 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 SHIELD OF FAITH CHRISTIAN CENTER, INC., the said Grantee, and to its successors and assigns, in FEE SIMPLE.

GRANTOR shall warrant and forever defend the right, title, and interest to said property unto Grantee and its successors and assigns against the claims of any persons.

1/21

1

Law
ing Co., Ga.

BOOK 3846 PAGE 22

IN WITNESS WHEREOF, the said Grantor has caused its officers to set
their seal to these presents the day and year first above written.

Signed, sealed and delivered SPALDING COUNTY RESOURCES, INC.
in the presence of:

Patricia A. Allen

Witness

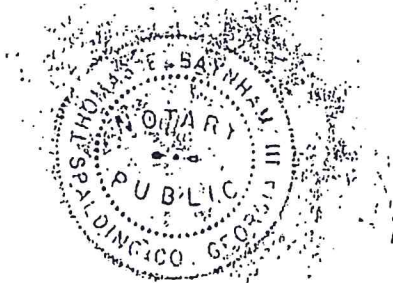
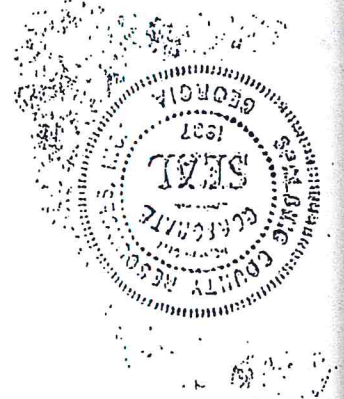
By: Judith J. Brewer (L.S.)
Judith J. Brewer, President

Thomas E. Brewer

Notary Public

My commission expires: 1-6-17

(Notary Seal)



GEORGIA, SPALDING COUNTY

I hereby certify that the within and foregoing
is a true and correct copy of the instrument as
it appears of record in the office of Clerk of
Superior Court.

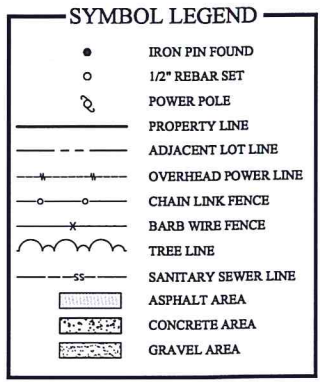
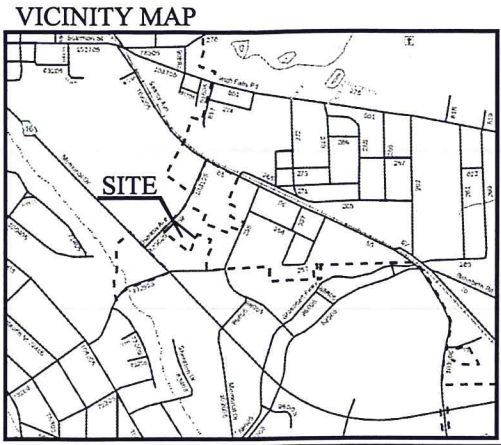
Book _____ Page _____
_____ day of _____, 20____

DEPUTY CLERK, SPALDING SUPERIOR COURT
MAJ. CL. MORRIS, CLERK OF SUPERIOR COURT
SPALDING COUNTY, GEORGIA

All that tract or parcel of land lying and being in Land Lot 17 of the 2nd District, originally Monroe, now Spalding County, Georgia, and being more particularly described as follows:

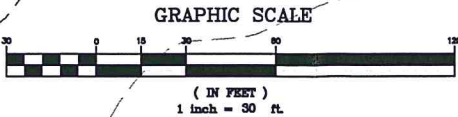
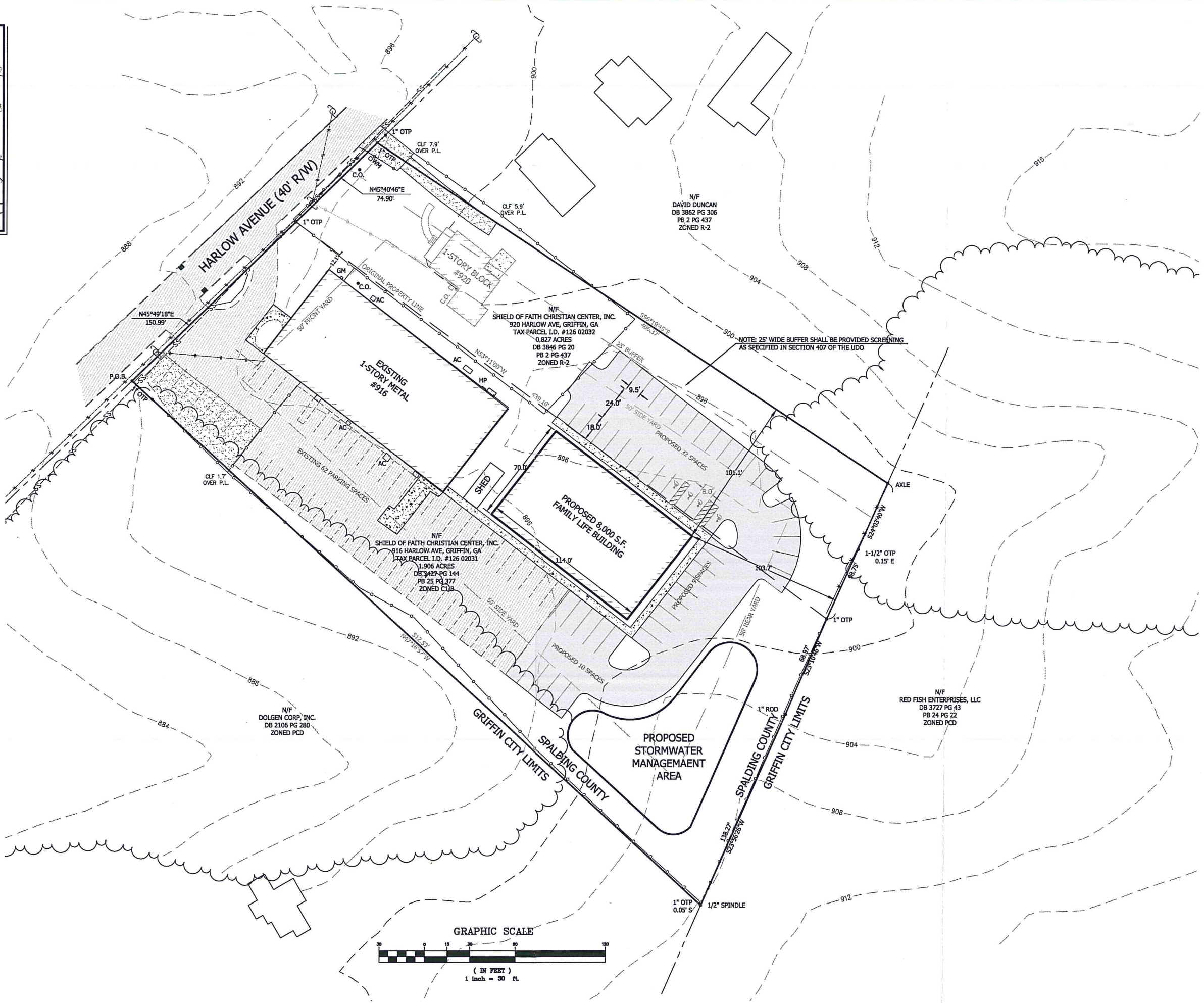
BEGINNING at a 1 inch open top pipe found on the southeasterly right-of-way of Harlow Avenue (40' R/W) 471.04 feet northeasterly from the intersection of southeasterly right-of-way of Harlow Avenue and the northeasterly right-of-way of Memorial Drive, aka State Route No. 16; thence along the southeasterly right-of-way of Harlow Avenue North $45^{\circ}40'46''$ East, a distance of 74.90 feet to a 1 inch open top pipe found; thence South $56^{\circ}19'45''$ East, a distance of 406.37 feet to an axle found; thence South $24^{\circ}03'40''$ West, a distance of 98.75 feet to a 1 inch open top pipe found; thence North $53^{\circ}11'00''$ West, a distance of 439.10 feet to a 1 inch open top pipe found, being the POINT OF BEGINNING.

Said tract contains 0.827 acres of land.



GENERAL NOTES

- OWNER:
SHIELD OF FAITH CHRISTIAN CENTER, INC.
916 HARLOW AVENUE
GRIFFIN, GA 30224
CONTACT: MS. BRENDA GIBBONS
(404) 316-1165
VPEPERMIT@GMAIL.COM
- ENGINEER:
SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GA 30223
CONTACT: MICHAEL J. SCANLON, P.E. (ENGINEER OF RECORD)
PHONE: 678-967-2051, EMAIL: JOEY@SCANLONENG.COM
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A SPALDING COUNTY G.I.S.
BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM SURVEY BY SCANLON ENGINEERING SERVICES, INC. DATED 11/30/2016
- SITE DATA:
COMBINE TRACTS "A" & "B"
TRACT "A" PARCEL ID# 126 02031 - 1.906 ACRES
TRACT "B" PARCEL ID# 126 02032 - 0.827 ACRES
TOTAL SITE AREA: 2.733 ACRES
TRACT "A" CURRENT ZONING: C1-B
SETBACKS:
MIN. FRONT YARD: 50' SETBACK
MIN. SIDE YARD: 50' SETBACK
MIN. REAR YARD: 50' SETBACK
MAX. BUILDING HEIGHT: 40'
25' BUFFER REQUIRED BETWEEN C1-B & RESIDENTIAL
TRACT "B" CURRENT ZONING: R2
- AS PER FIRM PANEL MAP NUMBER 13255C0205D, DATED 5/3/2010 THIS SITE DOES NOT LIE IN A FLOOD HAZARD AREA.
- WATER & SEWER SERVICE PROVIDED BY SPALDING COUNTY WATER & SEWER DEPT.
- HORIZONTAL CONTROL: STATE PLAIN GA, WEST ZONE
VERTICAL DATUM: NAVD 88
- WATERS OF THE STATE ARE NOT PRESENT ON THIS SITE.
- NO EASEMENTS EXIST ON THIS SITE.



SES

ENGINEERING
PLANNING
SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON OTHER PROJECTS OR OUTSIDE OF THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, WITHOUT AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.

221 BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053
LSF 000859

CONCEPT PLAN

SHIELD OF FAITH CHRISTIAN CENTER, INC.
NEW 8,000 S.F. FAMILY LIFE BUILDING
LOCATED IN LAND LOT 17 OF THE 2ND DISTRICT,
ORIGINALLY MONROE, NOW SPALDING COUNTY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



CONCEPT PLAN

Checked by: RJS
Project #: C1609076
Date: 1/10/2017
Drawn by: RJS

SHEET TITLE
C-1
SHEET # 01 OF 01

Z:\SES Projects\SES Engineering_C1609076\SES_C1609076_Sheet of Faith Christian Center_Michael Scanlon.dwg Wednesday, January 18, 2017 9:12:40 AM

#16-05Z Shield of Faith Christian Center, Inc.

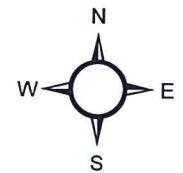


Zoning	
	PDD
	AAR
	AR1
	AR2
	C1
	C1A
	C1B
	C1C
	C2
	C3
	OI
	PRRRD
	R1
	R2
	R2A
	R3
	R4
	R5
	R6
	VN

Approximate size
of an Acre.



1 inch = 105.02 feet



Map # 126-02-032

Spalding County GIS
(770) 467-4220
cjacobs@spaldingcounty.com

SPALDING COUNTY PLANNING COMMISSION

DATE: January 31, 2017

TO: Spalding County Planning Commission
Spalding County Board Of
Commissioners

FROM: Department of Community Development

RE: Rezoning Application #16-05Z
Total acreage: .827± acres
R-2 to C-1B

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced rezoning application.

Identification of the Property

Size and Location:

The application requests rezoning on a total of .827 acres, more or less, located at 920 Harlow Ave.

District and Land Lots:

The property is located in the 2nd Land District, in Land Lot 17.

Current Owner:

The property is owned by Shield of Faith Christian Center, Inc., by virtue of Deed recorded April 29, 2014 in Deed Book 3846, Page 20-21, Office of the Clerk of the Superior Court, Spalding County, Georgia.

Agent/Developer

Brenda Gibbons
2860 Church Street
East Point, Georgia 30344

Overview of Development:

The applicant has requested approval from Spalding County to rezone the property for the purpose of developing an 8,000 square foot Family Life Center along with additional parking

for the existing Shield of Faith Church located on the adjacent tract.

Current Area Development

Current Zoning/Authorized Development:

The property is currently zoned R-2, Single Family Residential.

Existing Use:

The property is developed with a single family residential dwelling.

Land Use Plan:

Pursuant to the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the request is consistent with the plan and associated Future Land Use Map classification of Commercial.

Schools:

As the proposal is for a Commercial Use, there will be no negative impact to the schools in the form of additional students.

Compliance with Zoning Ordinance Development Standards:

C-1B Development Standards:

Minimum Heated Floor Area for Buildings: None

Minimum lot area:

1. Unsewered Areas: As specified by the Spalding County Health Department.

2. Sewered Areas: None.

Minimum lot width: 100 feet.

Minimum frontage width: 75 feet.

Minimum frontage width shall be reduced to 50 feet for lots abutting the turnaround portion of dead end streets (cul-de-sacs).

Setbacks:

front: 70 feet
side: 15 feet
rear: 25 feet

Per Section 1403.A.66 churches and their associated uses are permitted uses provided that:

- a. It must be located on either an arterial or collector road;
- b. The lot must have a minimum road frontage of 200 feet;
- c. The lot must have an area of at least two (2) acres;
- d. All buildings must be located at least fifty (50) feet from any property line;
- e. Reserved;
- f. No additional approval shall be required for the expansion or modification of any facility as defined in this Section which existed as of January 4, 1994 on the property on which it is presently located;
- g. Nothing herein shall prohibit or preclude a church from being located within a group development without the necessity of complying with these development standards.

Utilities & Infrastructure:**Transportation:**

The following average trip numbers represent the average number of trip experienced by this type of development based on case studies from Trip Generation, 7th Edition from the Institute of Transportation Engineers:

Based on a 8,000 square foot church facility:

Weekday	
A.M. Peak Hour:	5.76 trips
P.M. Peak Hour:	5.28 trips
Total Weekday	72.88 trips

Water:

The site is accessible to County water. (Source: Spalding County Water Authority).

Sewerage:

The site is accessible to sanitary sewer service. (Source: City of Griffin Water & Wastewater Department)

Wetlands/Watershed Area:

Per the site plan submitted and per FIRM panel #13255C0205D no portion of this site is within Flood Zones.

This site is not located within a watershed district, as indicated by the S-2 Watershed Overlay Map.

This site is not within any recharge areas indicated on the S-3 Ground Water Recharge Overlay Map.

Criteria when considering a Rezoning Application

The following items are listed in the Spalding County Zoning Ordinance (a/k/a UDO) as criteria to consider for rezoning applications:

1. The existing uses and zoning of nearby properties.
The property is bordered by C-1B, Heavy Commercial zoning to the south which is the existing church facility. North of the property is R-2, Single Family Residential zoning. East of the property is the City of Griffin. The land uses in the general area are a mixture of commercial and residential.
2. The suitability of the property for the proposed purpose.
Per the "Spalding County Comprehensive Plan, 2004-2024," as approved in December 2004, the plan indicates that this property should be used as "Commercial". The development proposed is consistent with the Future Land Use Map for this property.
3. The length of time the property has been vacant.
The property is developed with a single family residential dwelling.
4. The threat to the public health, safety, and welfare, if rezoned.
There will be a slight increase in the threat to public health, safety, and welfare.

Consideration should also be given to all uses allowed with in C-1B districts. There would be no impact on the schools in the form of new students.

5. The extent to which the value of the property is diminished by the present zoning.
No evidence that the present zoning diminishes the value.
6. The balance between the hardship on the property owner and the benefit to the public in not rezoning.

Photo(s)



View of subject property on Harlow Ave.



View of subject property and adjacent facility.

Staff Recommendations:

Staff recommends **CONDITIONAL APPROVAL** of the Request for the following reasons:

1. The rezoning would not increase the threat to the public health, safety and general welfare beyond acceptable measures.
2. The request is consistent with the Future Land Use Map and associated Comprehensive Plan.

The following condition(s) is/are proposed:

- a. .827 acres tract located at 920 Harlow Ave shall be combined with adjacent 1.9 acre tract located at 916 Harlow Ave.
- b. Zoning shall be tied to church and associated uses only.
- c. All site lighting shall be designed so as not to glare onto adjacent residential properties.



SPALDING COUNTY PLANNING COMMISSION
S/D #06-01 - Sun City Peachtree

Requesting Agency

Office of Community Development

Requested Action

S/D #06-01: Consider approval of revised preliminary plat for Sun City Peachtree Subdivision - Pulte Home Corporation, Owner.

Requirement for Board Action

Section 404:F - Appendix A. Subdivision Ordinance

Is this Item Goal Related?

No

Summary and Background

The applicant has submitted a revised preliminary plat for approval as the layout for Pod 8 has been reconfigured.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

APPROVAL

ATTACHMENTS:

Description	Upload Date	Type
□ S/D #06-01	1/24/2017	Backup Material

SPALDING COUNTY PLANNING COMMISSION

DATE: April 17, 2006

AMENDED: August 21, 2006;
May 29, 2007;
May 14, 2009
April 21, 2010
May 17, 2010
October 17, 2010
February 14, 2011
MAY 25, 2011
MAY 28, 2013
DECEMBER 10,

2013

APRIL 28, 2015

JANUARY 31, 2017

TO: Spalding County Planning Commission

FROM: Department of Community Development

RE: Preliminary Plat Subdivision Application
Sun City Peachtree (S/D 06-01)
1726.60± Acres—Zoned AAR

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced subdivision application.

Identification of the Property

Size and Location:

The application requests preliminary plat approval on 1726.60 acres, more or less, located at Jordan Hill Road and Teamon Road.

District and Land Lots:

The property is located in the 3rd Land District, in Land Lots 184, 185, 186, 187, 199, 200, 217, 218, 231 and 232.

Current Owner:

Pulte Homes Corp.
2475 Northwind Parkway, Suite 600
Alpharetta, Georgia 30009

Proposed Use:

The applicant has submitted a revised preliminary plat for approval as the layout for Pod 8 has been reconfigured.

Applicant proposes to subdivide an existing 1726.60 acre tract into 3,389 lots. The subdivision will consist of townhomes and lot sizes ranging from 5000+ square feet to 8000+ square feet. An amenities center along with an 18-hole golf course and club house will be provided.

Health, Safety, Utilities Assessment:

Water:

This site is proposed to be serviced by Spalding County.

Sewerage:

This site will be served by private sewer treatment plant.

Wetlands/Watershed Area:

Per the plat, portions of this site are located within a 100-year floodplain. (Source: FEMA Map Community-Panel Number 130388-0065B)

Environmental Overlay Districts:

The site is located within the Towaliga River watershed district inside the seven mile radius as indicated on the S-2 overlay map.

It is not included in a recharge area within the S-3 overlay map.

Preliminary Plat Review:

All county departments have reviewed the revised plat submitted.

Environmental Health Department
N/A

Public Works
Approved

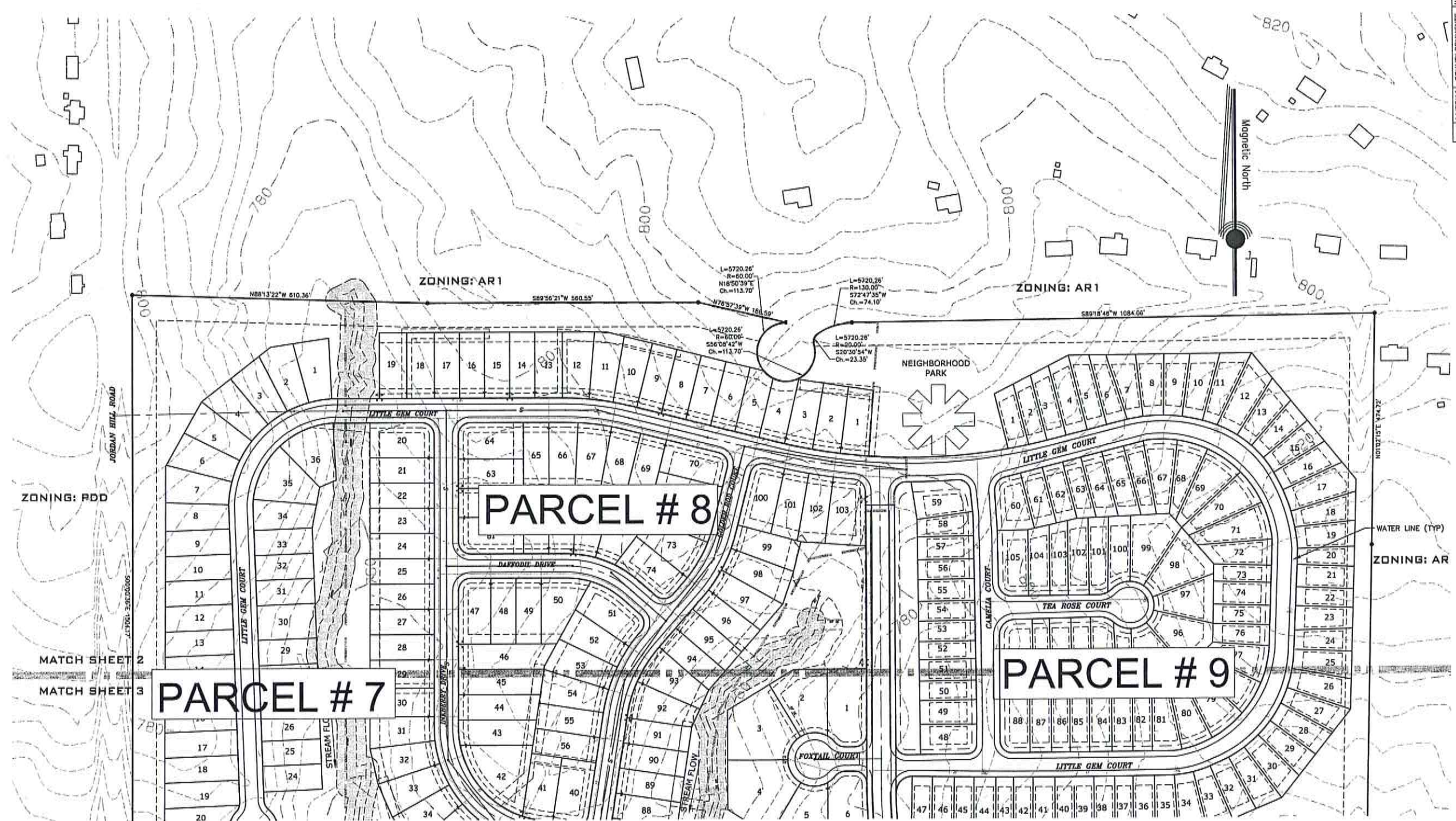
Water Authority
Approved

Fire Department
Approved

County Engineer/Community Development
Approved

Staff Recommendations:

- Staff recommends **APPROVAL** of the preliminary plat.



ZONING: RDD

ZONING: AR1

ZONING: AR1

ZONING: AR

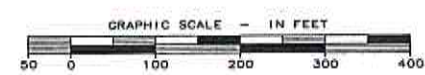
MATCH SHEET 2

MATCH SHEET 3

PARCEL # 7

PARCEL # 8

PARCEL # 9



NO.	DATE	DESCRIPTION	BY
1	4/6/10	COUNTY COMMENTS	JBB
2	4/13/10	COUNTY COMMENTS	JBB
3	5/2/10	CORRECT LOT COUNT	CPJ
4	10/18/10	REVISE LAYOUT	JBB
5	02/01/11	REVISE LAYOUT	JBB
6	4/18/11	NO CHANGE	DEPVS
7	10/14/12	PHASING 29 & 31	DST
8	11/23/14	NO CHANGE	JBB
9	11/27/16	COUNTY COMMENTS	JBB

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispratt.com
Contact Person: Jason Beck



REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 166, 184, 185, 186, 187, 189, 200, 217, 219, 232, 231 ~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 03-29-2010
SCALE: 1"=100'
DN: 090347PM3
LBV: 090347PM3
JN: 1-09-0347
FN: 153-D-175
Sheet No. 2

MATCH SHEET 2
MATCH SHEET 3

PARCEL # 7

PARCEL # 9

PARCEL # 10

PARCEL # 11

PARCEL # 6

PARCEL # 12

ZONING: R1

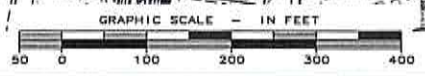
ZONING: R2

MATCH SHEET 3

MATCH SHEET 4

MATCH SHEET 3

MATCH SHEET 5



NO.	DATE	DESCRIPTION	BY
1	11/03/16	COUNTY COMMENTS	WHOR
2	03/18/15	REVISE LAYOUT	JBB
3	10/14/13	PHASING 29 & 31	SET
4	01/01/11	NO CHANGE	CEP
5	03/01/11	REVISE LAYOUT	JBB
6	01/01/10	REVISE LAYOUT	JBB
7	03/01/10	CORRECT LOT COUNT	CEP
8	01/01/10	COUNTY COMMENTS	JBB
9	01/01/10	COUNTY COMMENTS	JBB

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7311
Fax: (770) 416-6759
www.travisfruit.com
Contact Person: Jason Bach

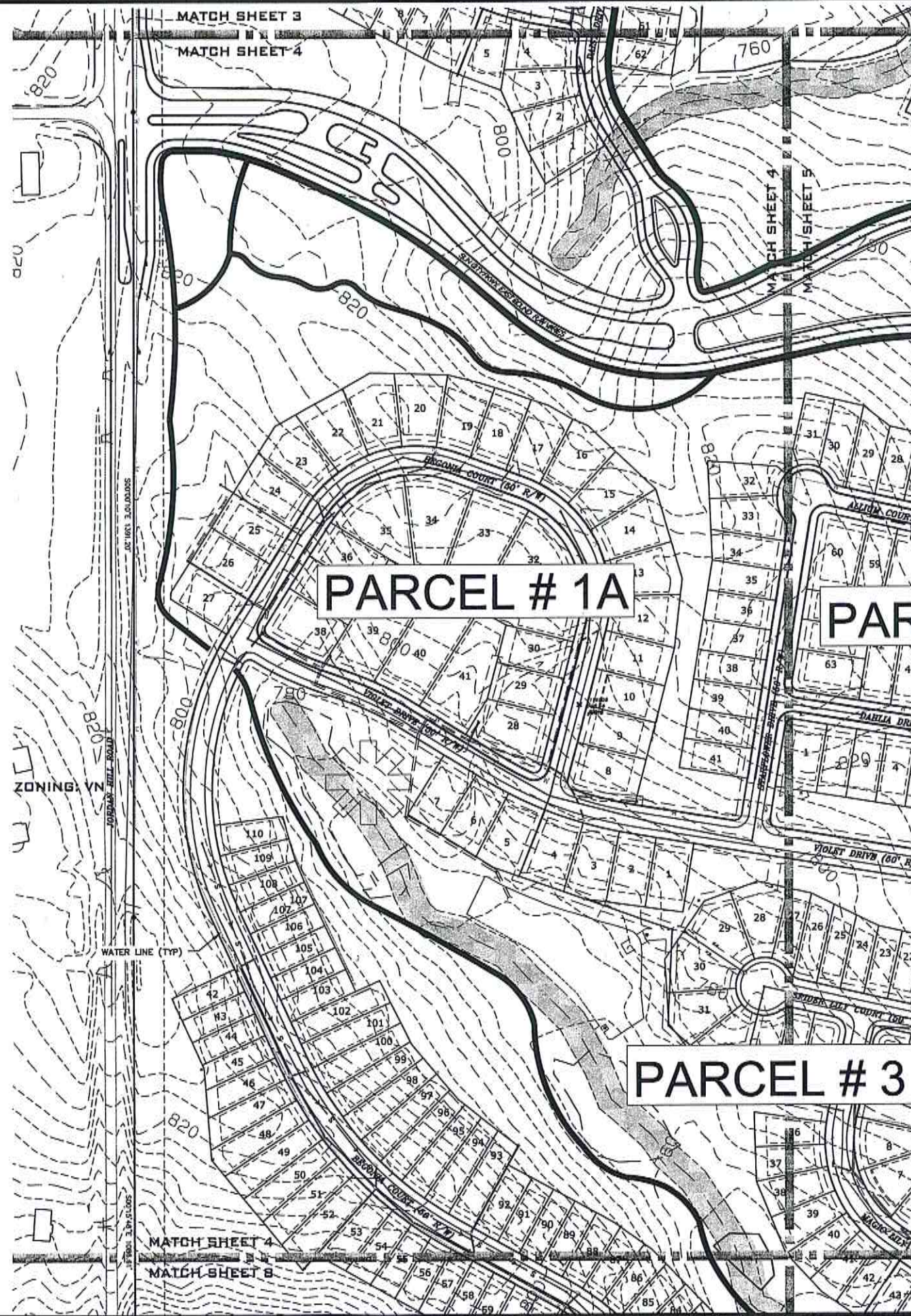


REVISED PRELIMINARY PLAT

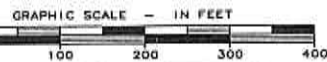
SUN CITY PEACHTREE

LAND LOTS 166,164,165,166,167,168,169,200,217,218,232,231 ~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-20-2010
SCALE: 1"=100'
CN: 090347PM3
LSV: 090347PM3
JN: 1-09-0347
FN: 153-0-175
Sheet No. 3



Magnetic North



REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 186, 184, 185, 186, 187, 188, 200, 217, 219, 232, 231, 380 DISTRICT-SPALDING COUNTY-GEORGIA

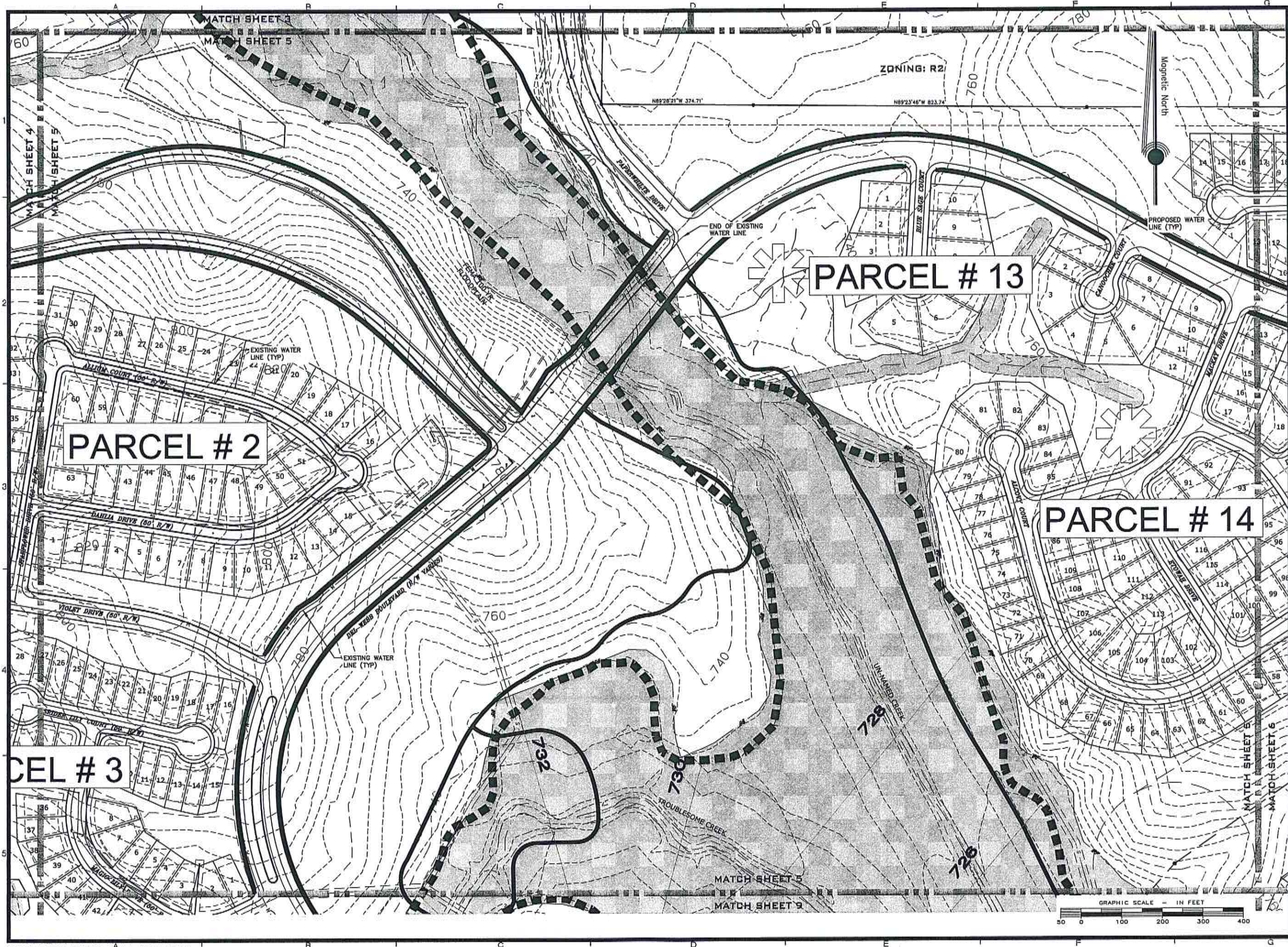
4337 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7311
Fax: (770)416-5759
www.travisfruit.com
Contact Person: Bob Williams



NO.	DATE	DESCRIPTION	BY
7	10/7/2013	PHASING 29 & 31	
6	4/18/11	NO CHANGE	
5	02/07/11	REVISE LAYOUT	JBB
4	10/18/10	REVISE LAYOUT	JBB
3	5/21/10	CORRECT LOT COUNTY	CEP
2	4/13/10	COUNTY COMMENTS	JBB
1	4/8/10	COUNTY COMMENTS	JBB
0			

DATE: 02-29-2010
SCALE: 1"=100'
CNS: 090347PM3
LBY: 090347PM3
JNT: 1-09-0347
FNT: 153-D-175

Sheet No. 4



4317 Peach Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
Contact Person: Bob Williams

REVISED PRELIMINARY PLAN

SUN CITY PEACHTREE

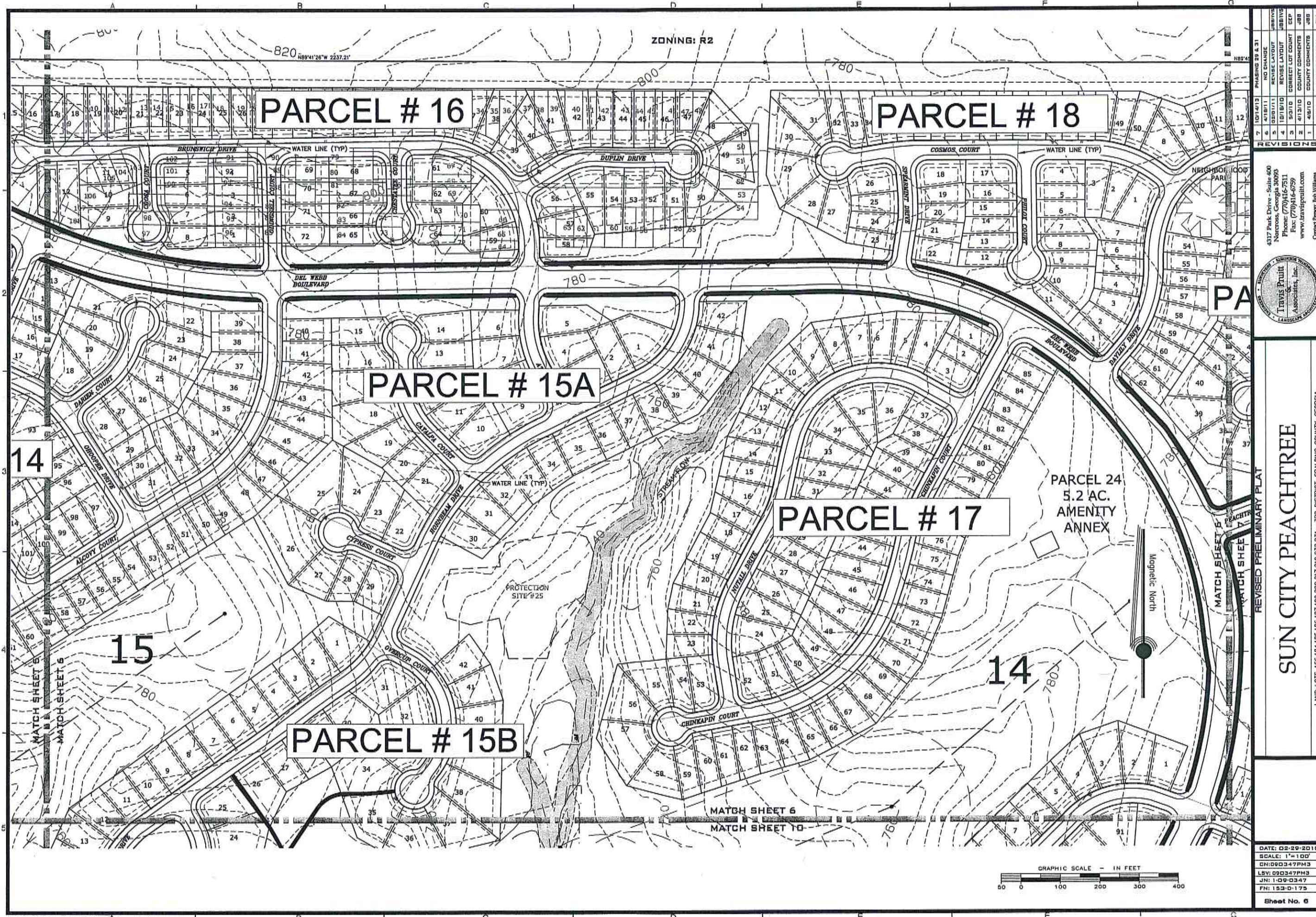
LAND LOTS 166, 184, 185, 186, 187, 199, 200, 217, 219, 232, 233, 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
GNS:090347PM3
LSN:090347PM3
JNL:1-09-0347
FNI:153-0-175

Sheet No. 5

NO.	DATE	DESCRIPTION
1	4/8/10	COUNTY COMMENTS
2	4/8/10	COUNTY COMMENTS
3	4/13/10	COUNTY COMMENTS
4	5/3/10	CORRECT LOT COUNT
5	10/18/10	REVISED LAYOUT
6	4/7/11	NO CHANGE
7	10/14/13	PHASING 29 & 31

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NO.	DATE	DESCRIPTION	BY
1	01/10/10	PHASED 19 & 31	JB
2	01/10/10	NO CHANGE	JB
3	01/10/10	REVISED LAYOUT	JB
4	01/10/10	REVISED LAYOUT	JB
5	01/10/10	CORRECT LOT COUNT	JB
6	01/10/10	COUNTY COMMENTS	JB
7	01/10/10	COUNTY COMMENTS	JB

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6799
www.travispruit.com
Contact Person: Bob Williams

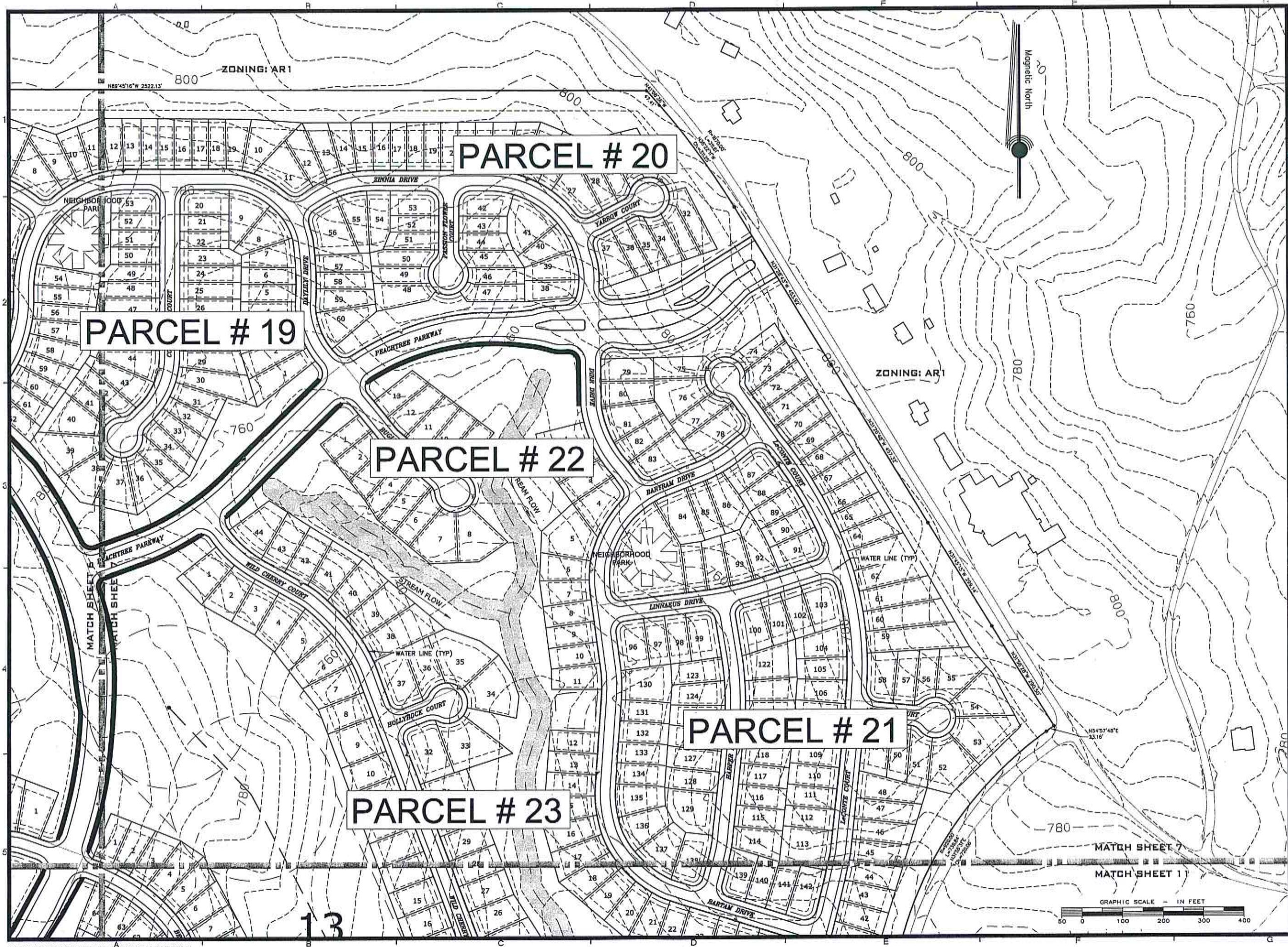


REVISED PRELIMINARY PLAN

SUN CITY PEACHTREE

LAND LOTS 186,184,185,186,187,188,200,217,219,232,231~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CN:090347PM3
LSV:090347PM3
JN:1-09-0347
FN:153-D-175
Sheet No. 6



NO.	DATE	DESCRIPTION
1	4/8/10	COUNTY COMMENTS
2	4/13/10	COUNTY COMMENTS
3	5/3/10	CORRECT LOT COUNT
4	10/16/10	REVISE LAYOUT
5	02/01/11	REVISE LAYOUT
6	4/7/11	NO CHANGE
7	10/14/13	PHASING 29 & 31

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travisfruit.com
Contact Person: Bob Williams

Travis Fruit & Associates, Inc.

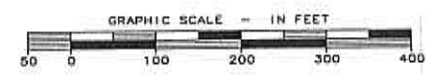
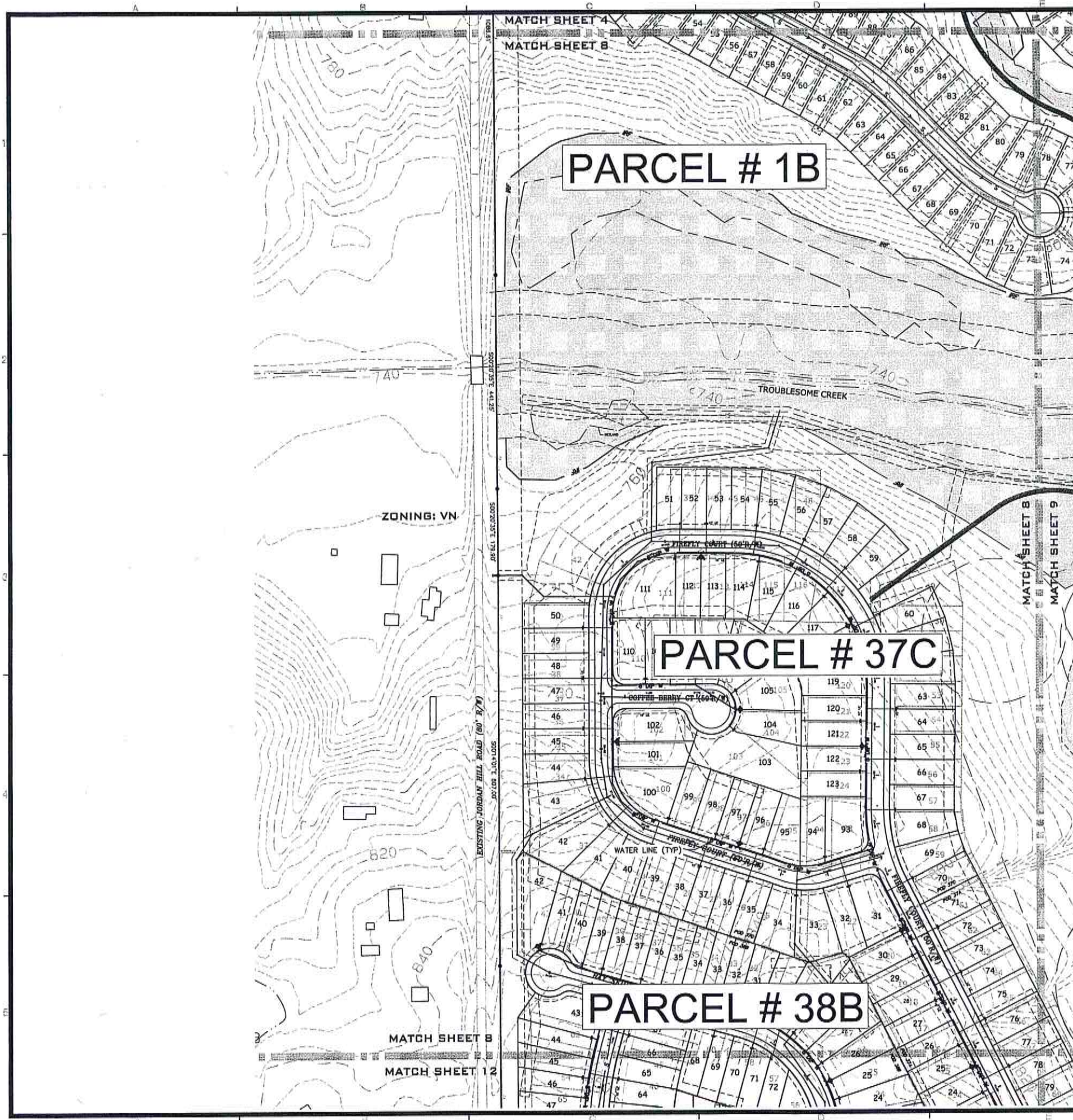
REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 166, 184, 185, 186, 187, 189, 200, 217, 219, 232, 231 - 3RD DISTRICT - SPALDING COUNTY - GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CN: 090347PM3
LSV: 090347PM3
JN: 1-00-0347
FN: 153-D-175

Sheet No. 7



NO.	DATE	DESCRIPTION	BY
1	4/1/10	COUNTY COMMENTS	JBB
2	4/1/10	COUNTY COMMENTS	JBB
3	5/31/10	CORRECT LOT COUNT	CEP
4	1/11/10	REVISE LAYOUT	JBB
5	12/21/11	REVISE LAYOUT	JBB
6	4/11/11	NO CHANGE	CEP
7	1/11/13	PHASING 29 & 31	CEP
8	1/11/13	REVISE LAYOUT	JBB

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com
Contact Person: Jason Bach



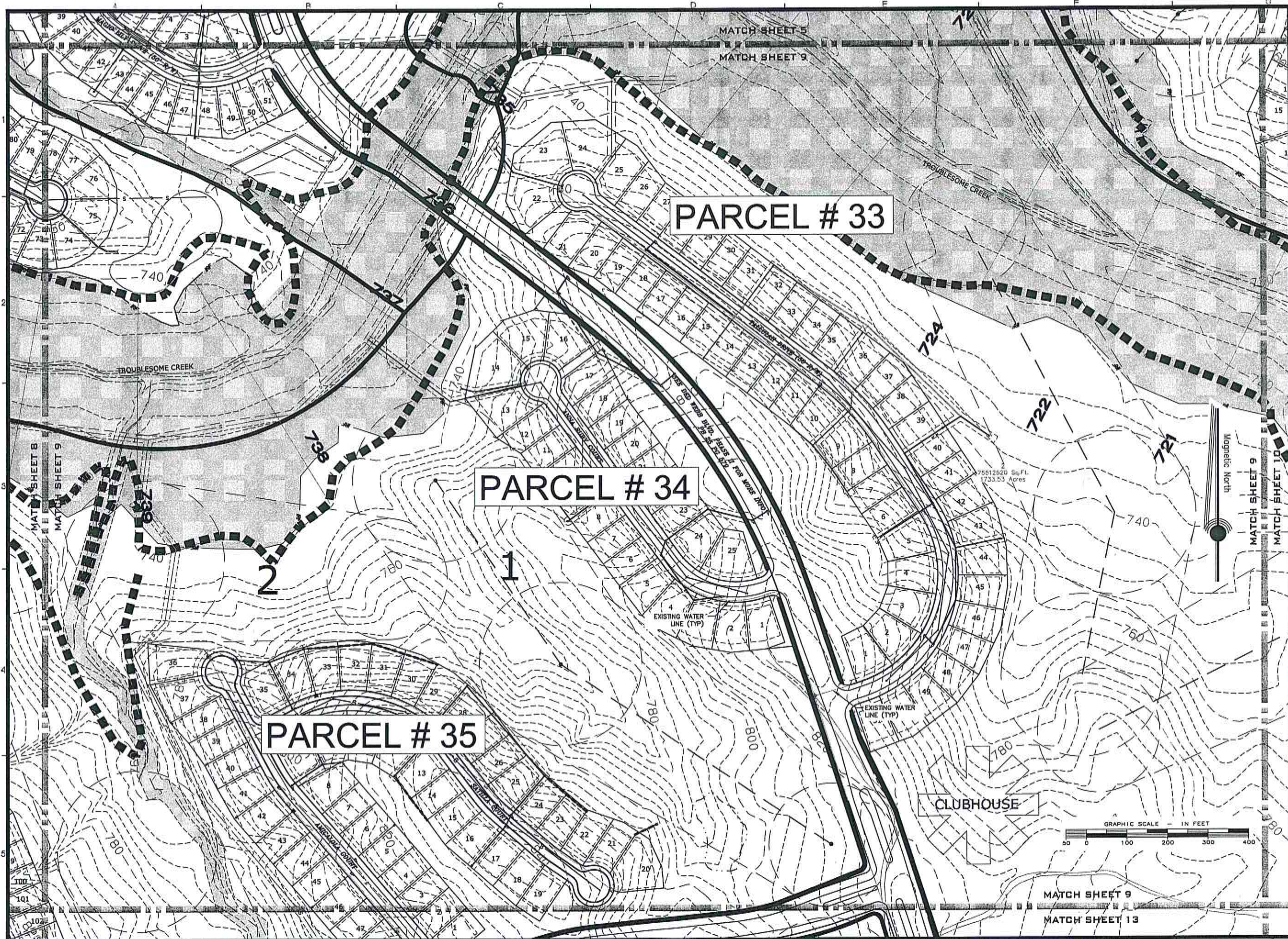
REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 166, 184, 185, 186, 187, 195, 200, 217, 219, 232, 233 ~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
DN: 090347PM3
LSV: 090347PM3
JN: 1-09-0347
FNI: 153-0-175

Sheet No. 8



4317 Park Drive - Suite 400
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Fax: (770) 416-6799
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Contact Person: Bob Williams



REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

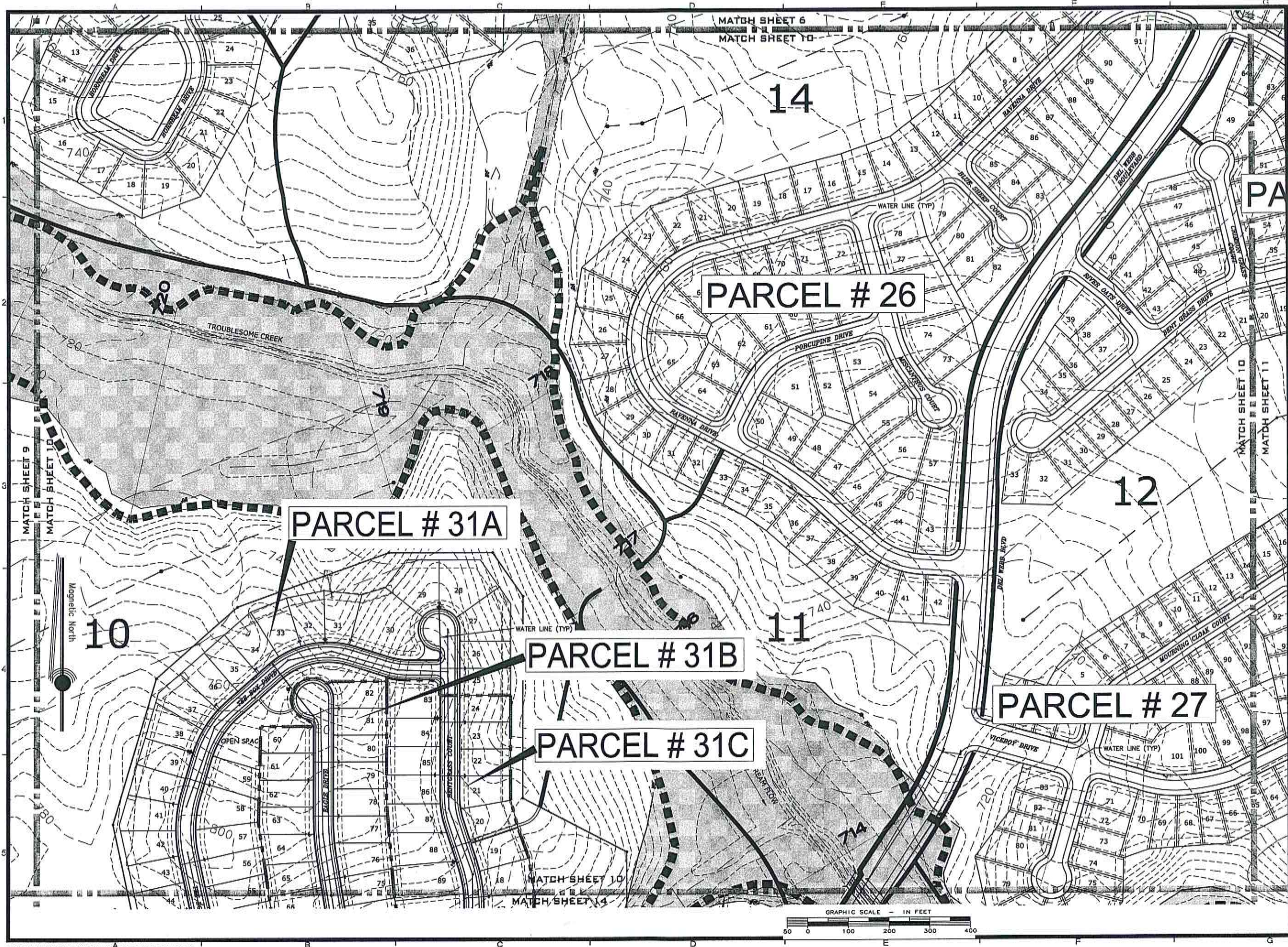
LAND LOTS 166, 184, 185, 186, 187, 198, 200, 217, 219, 232, 233 ~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CNO: 090347PM3
LSV: 090347PM3
JNL: 1-09-0347
FNL: 1-33-0-175

Sheet No. 9

NO.	DATE	DESCRIPTION	BY
1	10/14/13	PHASING 29 & 31	
2	4/18/13	NO CHANGE	
3	02/01/11	REVISE LAYOUT	ABR/IVS
4	10/18/10	REVISE LAYOUT	ABR/IVS
5	4/24/10	CORRECT LOT COUNT	CEP
6	4/13/10	COUNTY COMMENTS	JBB
7	4/8/10	COUNTY COMMENTS	JBB

D:\Civil 3D Projects\090347.dwg(090347)PMD.dwg, C:\, C:\, Oct. 9, 13-29:32 PM, 1:1



NO.	DATE	DESCRIPTION	BY
1	10/14/13	PHASING 29 & 31	JTB
2	4/18/11	NO CHANGE	JTB
3	02/01/11	REVISE LAYOUT	JTB
4	10/18/10	REVISE LAYOUT	JTB
5	5/31/10	CORRECT LOT COUNT	CEP
6	4/13/10	COUNTY COMMENTS	JTB
7	4/8/10	COUNTY COMMENTS	JTB

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www.travispruit.com
Contact Person: Bob Williams

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECT

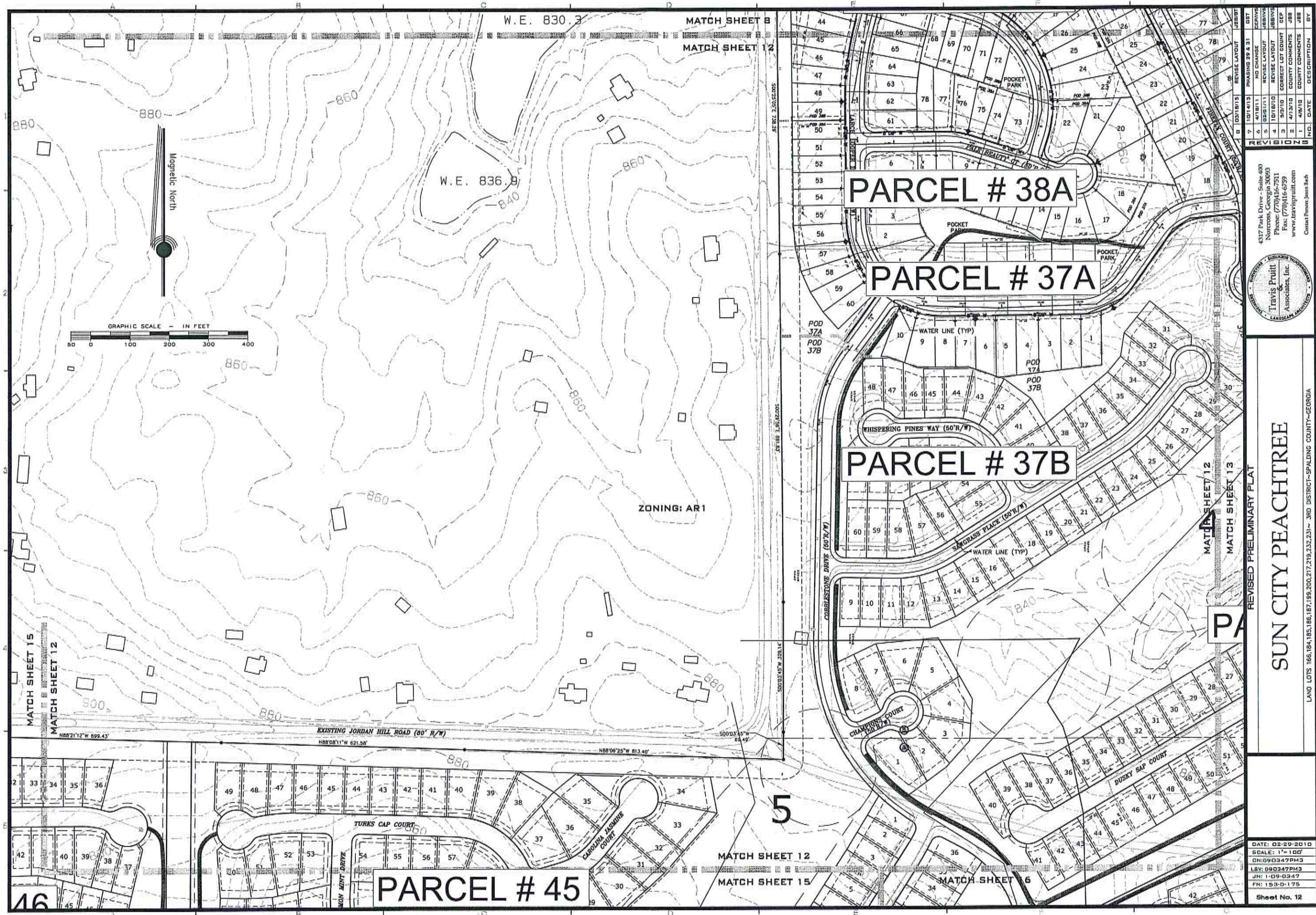
REVISED PRELIMINARY PLAN

SUN CITY PEACHTREE

LAND LOTS 166, 184, 185, 186, 187, 188, 200, 217, 218, 232, 233, 234, 380, DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
DN: 090347PM3
LSV: 090347PM3
JN: 1-09-0347
FN: 153-D-175

Sheet No. 10



NO.	DATE	DESCRIPTION
1	4/18/10	COUNTY COMMENTS
2	4/18/10	COUNTY COMMENTS
3	5/3/10	CORRECT LOT COUNT
4	10/18/10	REVISE LAYOUT
5	02/01/11	REVISE LAYOUT
6	4/7/11	NO CHANGE
7	10/14/13	PHASING 29 & 31
8	10/14/13	REVISE LAYOUT

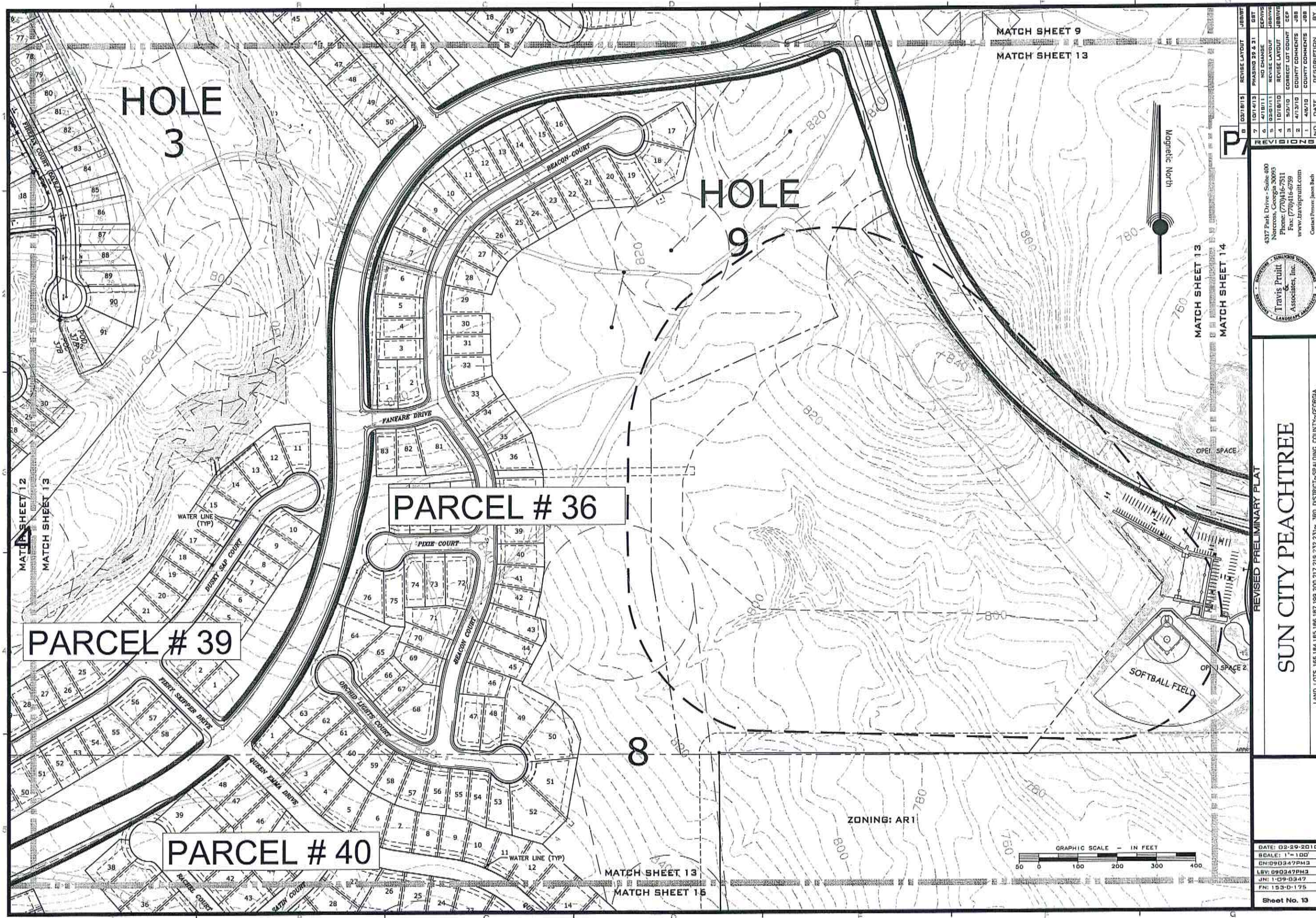
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www.travispruit.com
Contact Person: Jason Bach



SUN CITY PEACHTREE

LAND LOTS 165,184,185,186,187,192,200,217,219,232,233 - 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
DN: 090347PM3
LSV: 090347PM3
JN: 1-09-0347
FN: 153-D-176
Sheet No. 12



MATCH SHEET 9
MATCH SHEET 13

HOLE 3

HOLE 9

PARCEL # 36

PARCEL # 39

PARCEL # 40

Magnetic North

MATCH SHEET 13
MATCH SHEET 14

SOFTBALL FIELD

ZONING: AR1



REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 166,194,185,186,187,199,200,217,219,232,233

JRD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 03-29-2010
SCALE: 1"=100'
CN:090347PM3
LBY:090347PM3
JN:1-09-03-47
FNI:153-0-175

Sheet No. 13

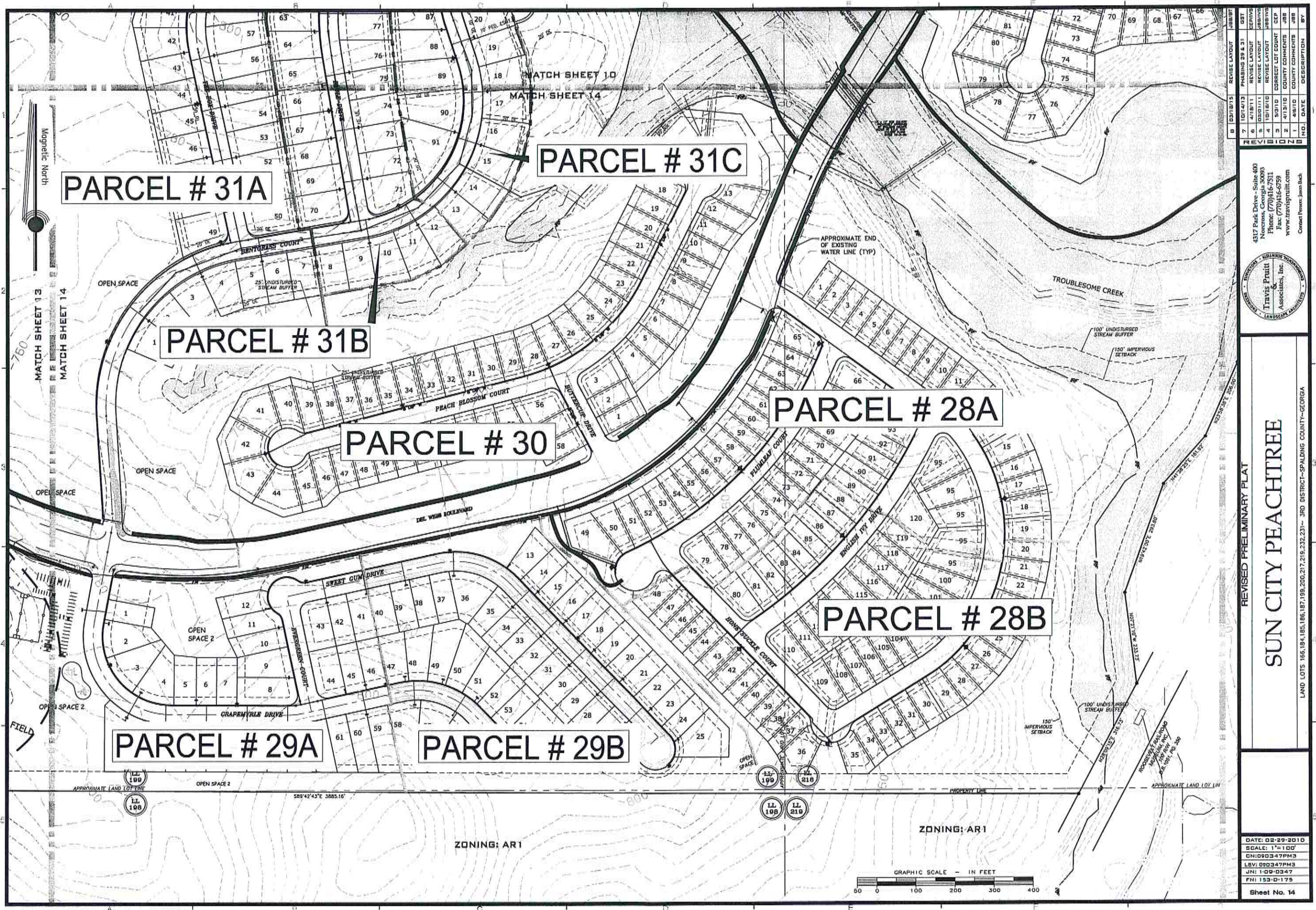
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Contact Person: Jean Bach

Travis Pruitt & Associates, Inc.

ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS

NO.	DATE	DESCRIPTION
1	4/6/10	COUNTY COMMENTS
2	4/13/10	COUNTY COMMENTS
3	5/21/10	CORRECT LOT COUNT
4	10/18/10	REVISE LAYOUT
5	02/01/11	REVISE LAYOUT
6	4/18/11	NO CHANGE
7	10/14/13	PHASING 29 & 31
8	03/18/15	REVISE LAYOUT

REVISIONS



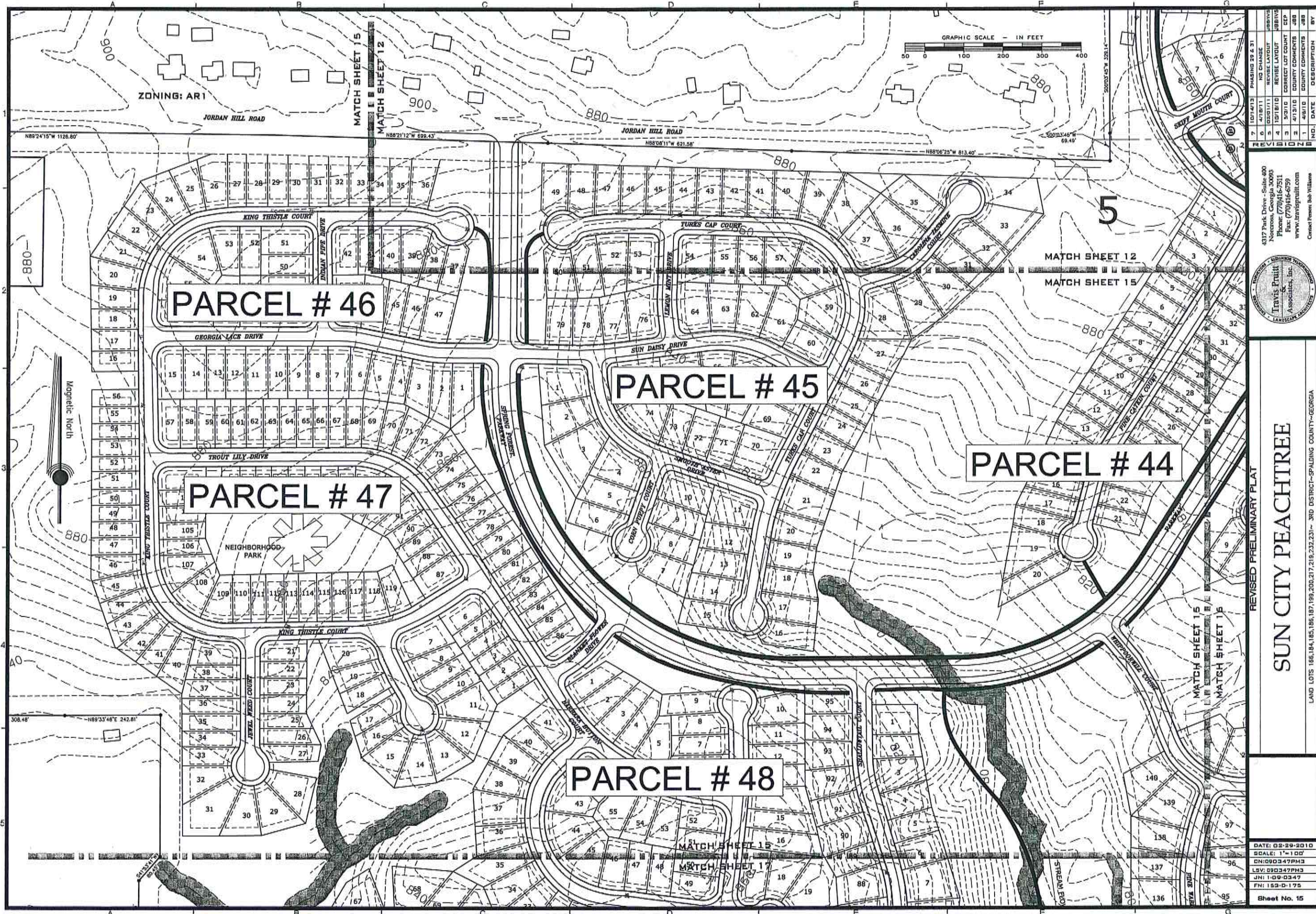
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100	100	03/18/15	REVISED LAYOUT

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www.travispruit.com
Contact Person: Jason Buch



REVISED PRELIMINARY PLAT
SUN CITY PEACHTREE
LAND LOTS 166,184,185,186,187,188,189,200,217,219,232,233~ 3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 03-29-2010
SCALE: 1"=100'
CN:090347PM3
LSV:090347PM3
JN: 1-09-0347
FNI 153-D-179
Sheet No. 14



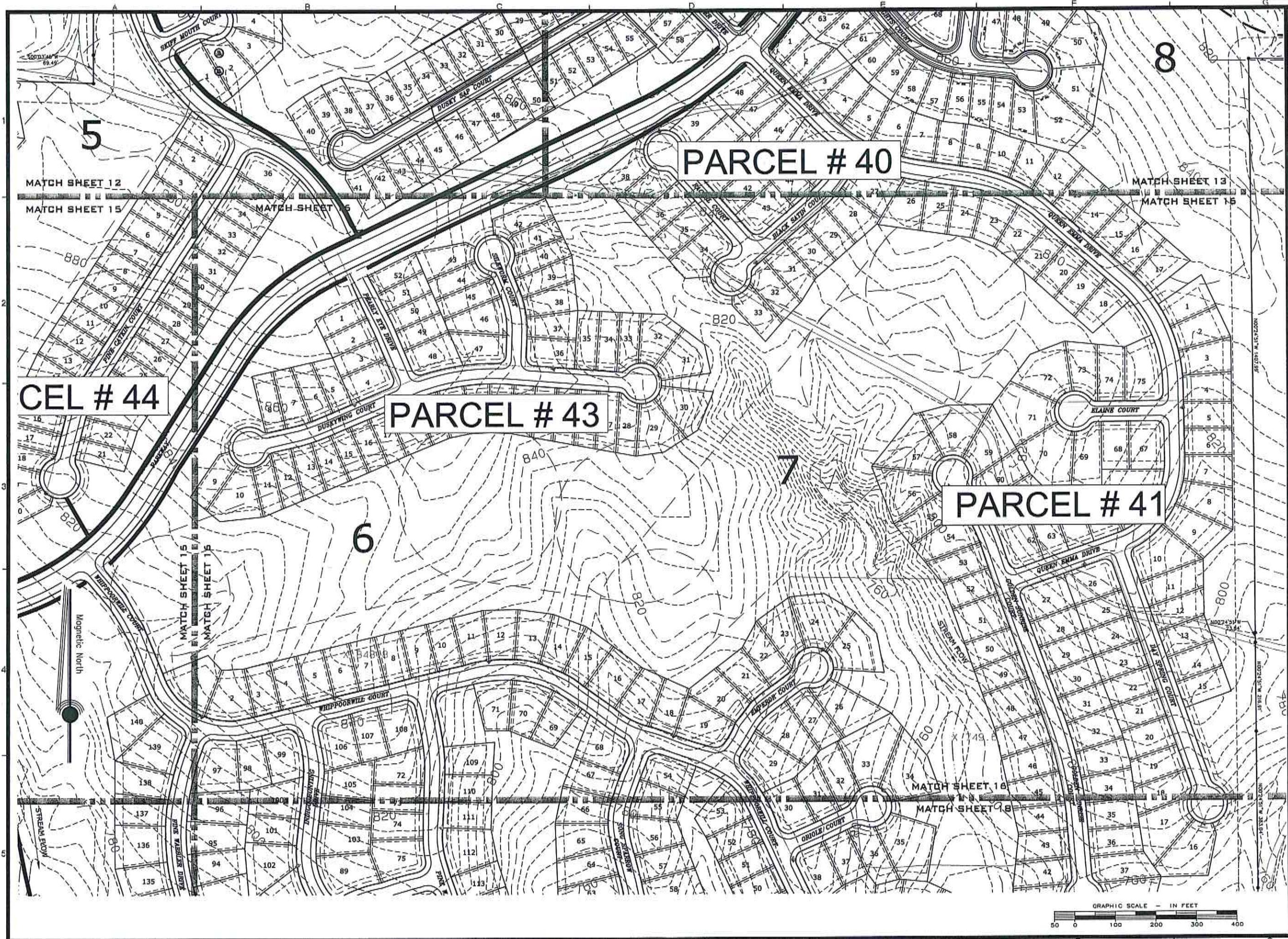
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98	03/03/2010	REVISED LAYOUT
99	03/03/2010	REVISED LAYOUT
100	03/03/2010	REVISED LAYOUT

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www.travispruit.com
Contact Person: Bob Williams



REVISED PRELIMINARY PLAT
SUN CITY PEACHTREE
LAND LOTS 166, 184, 185, 186, 187, 188, 189, 190, 200, 217, 219, 232, 233, 380 DISTRICT - SPALDING COUNTY - GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CN: 000347PM3
LSV: 000347PM3
JN: 1-09-0347
FN: 152-D-175
Sheet No. 15



NO.	DATE	DESCRIPTION
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197	4/13/10	CORRECT LOT COUNT
198	4/13/10	CORRECT LOT COUNT
199	4/13/10	CORRECT LOT COUNT
200	4/13/10	CORRECT LOT COUNT

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www.travispruit.com
Contact Person: Bob Williams

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

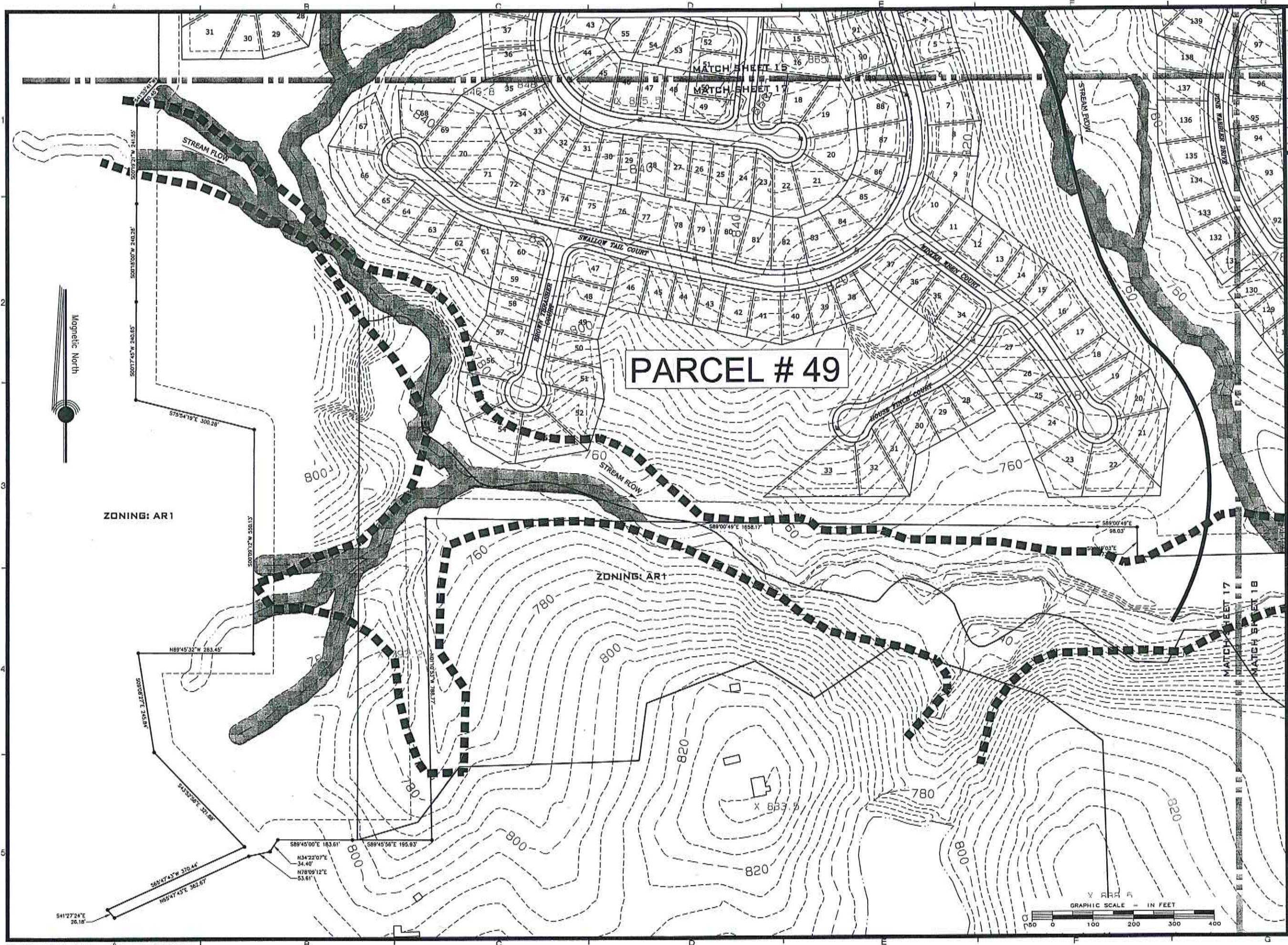
REVISED PRELIMINARY PLAT

SUN CITY PEACHTREE

LAND LOTS 166, 184, 185, 186, 187, 189, 200, 217, 219, 232, 233, 234, 380, DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CNI090347PM3
LBY: 090347PM3
JMI: 1-09-0347
PNI: 153-D-175

Sheet No. 16



PARCEL # 49

ZONING: AR1

ZONING: AR1

REVISED	NO.	DATE	DESCRIPTION	BY
1	10/14/13	PHASING 59 & 31		
2	4/1/11	NO CHANGE		
3	9/25/11	REVERSE LAYOUT		
4	10/18/10	REVERSE LAYOUT		
5	5/27/10	CORRECT LOT COUNT		
6	4/13/10	CORRECT COMMENTS		
7	4/6/10	CORRECT COMMENTS		

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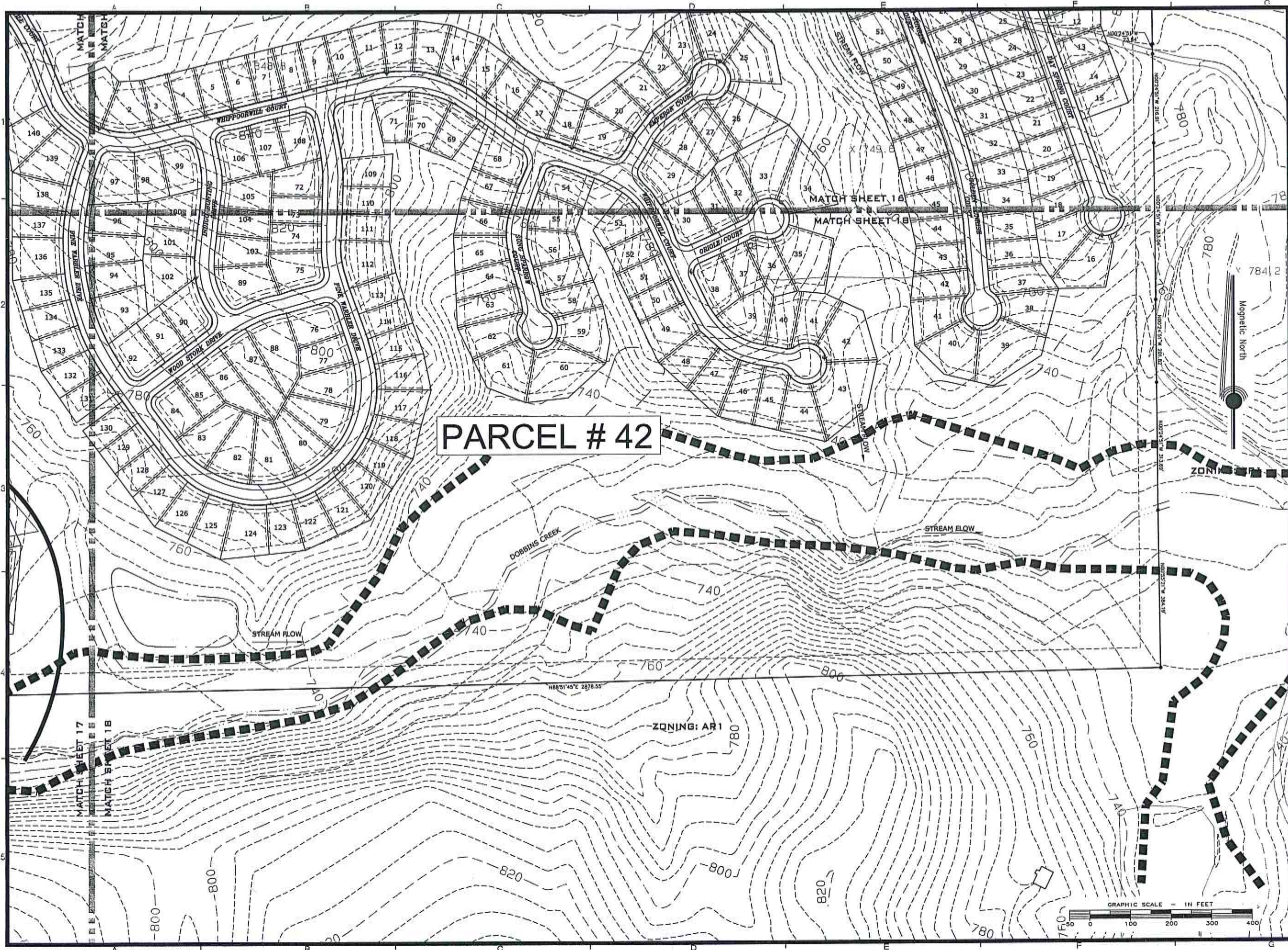


REVISED PRELIMINARY PLAT
SUN CITY PEACHTREE

LAND LOTS 166,184,185,186,187,199,200,217,219,232,233-390 DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CNS:090347PM3
LBY:090347PM3
JN: 1-09-0347
FN: 153-D-175

Sheet No. 17



PARCEL # 42

NO.	DATE	DESCRIPTION	BY
1	10/14/13	PHASING 29 & 31	
2	11/18/13	NO CHANGE	
3	02/01/14	REVISED LAYOUT	
4	02/01/14	REVISED LAYOUT	
5	02/01/14	REVISED LAYOUT	
6	02/01/14	REVISED LAYOUT	
7	02/01/14	REVISED LAYOUT	
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17	02/01/14	REVISED LAYOUT	
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139	02/01/14	REVISED LAYOUT	
140	02/01/14	REVISED LAYOUT	

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Fax: (770) 416-6759
www.travisfruit.com
Contact Person: Bob Williams



REVISED PRELIMINARY PLAT
SUN CITY PEACHTREE
LAND LOTS 166,184,185,186,187,188,189,200,217,219,222,231-3RD DISTRICT-SPALDING COUNTY-GEORGIA

DATE: 02-29-2010
SCALE: 1"=100'
CN:090347PM3
LSV:090347PM3
JN:1-09-0347
FN:153-D-175
Sheet No. 18



SPALDING COUNTY PLANNING COMMISSION

**Approval of October 25, 2016 and December 13, 2016
Minutes**

Requesting Agency

Office of Community Development

Requested Action

Consider approval of October 25, 2016 and December 13, 2016 minutes.

Requirement for Board Action

Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> PC 10-25-16 Minutes	1/11/2017	Backup Material
<input type="checkbox"/> PC 12-13-16 Minutes	1/11/2017	Backup Material

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
October 25, 2016

The Spalding County Planning Commission held its regular monthly meeting on October 25, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Walter Cox and Frank Harris. Bruce Ballard and Sonny Eubanks were not present.

Also present were: Chad Jacobs, Community Development Director; Steven Jones, Attorney attending on behalf of Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Mr. Youmans called the meeting to order, introduced the members of the Planning Commission and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

S/D #08-03: Consider extension of preliminary plat for The Village at Heron Bay – Cole Tract Associates, L.P., Owner – current preliminary plat expires October 28, 2016.

Mr. Jacobs introduced John Lydon with Minerva. He noted this application is for a two-year extension of the preliminary plat for the Village at Heron Bay. The staff recommends approval.

Mr. Harris asked for the relationship between Minerva and Cole Tract Associates.

Mr. John Lydon – Minerva – Marietta, Georgia

Mr. Lydon said Minerva is the umbrella for all the projects. Every project has a different entity and Cole Tract is the entity for this project.

MOTION

Mr. Harris made a motion to approve S/D #08-03. The motion passed on a second by Mr. Cox with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

S/D #08-04: Consider extension of preliminary plat for Kristian Estates Subdivision – BKK Holdings, LLC, Owner – current preliminary plat expires October 28, 2016.

Mr. Jacobs said this preliminary plat is in two phases. Recently, Phase I was sent to the Board. The existing street has about 8 lots that represent Phase I. They have final plat approval on Phase I. Permits are anticipated on Phase I in the near future. This plat needs to be extended for two years to keep current. The staff recommendation is for approval.

MOTION

Mr. Cox make a motion to approve S/D #08-04. The motion passed on a second by Mr. Harris with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

Amendment to UDO #A-16-03: Article 1. General – Section 106-A(13) – amend Uniform Development Standards adopted by Spalding County to add Georgia Stormwater Management Manual, Volume 1 & 2, 2016 edition.

Mr. Jacobs said the State of Georgia contacted the County several months ago. It is mandated that prior to 2017 Spalding County has to adopt these guidelines which is essentially called the Blue Book. Spalding County has a Stormwater Management Manual developed in conjunction with Paragon using the previous Blue Book. The State is now requiring that this one be adopted. This is a “housekeeping” item. It is quite a large document and is basically a Stormwater Quality Manual.

MOTION

Mr. Cox made a motion to approve Amendment to UDO #A-16-03. The motion passed on a second by Mr. Harris with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

MINUTES

Mr. Harris made a motion to approve the minutes of the September 27, 2016 meeting. The motion passed on a second by Mr. Youmans with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

Mr. Jacobs said he has met with the consultant for the comprehensive plan update and he will be meeting with them again. They anticipate meeting with the Board on December 5, 2016 with the intensive work to begin in 2017.

Mr. Harris said he has been researching on the internet the most dangerous cities in the State of Georgia. Griffin is listed in the top twelve. He does not know how Spalding County fits in there because it is based on the City. It is very troubling and he does not know what can be done but it needs to be addressed. In two years, it has become almost twice as bad.

Mr. Jacobs said Spalding County is aware of the issue. There are some questions regarding the source material. It is bad in addition to the study that came out regarding the health information based on the study at the University of Wisconsin. Everybody is taking it seriously. Even if it is not really great data, we are assuming that it is to try to come up with a plan to do our part to try to make things different. A lot of this is based on economics, employment and things of that nature. We need to improve those things and improve the living standards and help the children improve their education. We have problems and we have issues. The comp plan is one of the tools we can use to try to address some of these issues. We can have a lot of really good intentions with the plan but it is the implementation that is the key.

ADJOURN

The meeting was adjourned on a motion by Mr. Cox and a second by Mr. Harris with Mr. Cox, Mr. Harris and Mr. Youmans voting for the motion.

John Youmans – Chair

Yvonne M. Langford - Recorder

SPALDING COUNTY PLANNING COMMISSION

Regular Meeting December 13, 2016

The Spalding County Planning Commission held its regular monthly meeting on December 13, 2016 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Bruce Ballard, Vice-Chair, presiding; Walter Cox; Sonny Eubanks and Frank Harris. John Youmans was not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Mr. Ballard called the meeting to order, introduced the members of the Planning Commission, read the rules for the meeting and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

S/D #06-09: Consider extension of preliminary plat for Walker's Creek Subdivision – G4 Investments, Owner – current preliminary plat expires January 30, 2017.

Mr. Jacobs said this application is for the usual extension of a plat. This is the fifth extension and everything remains the same with no changes. The recommendation is for approval.

MOTION

Mr. Cox made a motion to approve S/D #06-09. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Cox, Mr. Eubanks and Mr. Harris voting for the motion.

S/D #06-10: Consider extension of preliminary plat for Big Pines Farm Subdivision – Big Pines Farm, LLLP, Owner - current preliminary plat expires January 30, 2017.

Warren Tillery – 2200 Keys Ferry Court – McDonough, Georgia

Mr. Tillery advised he represents Big Pines Farm, LLLP. They are present to request to extend the preliminary plat approved in 2007. The staff recommendation is for approval.

Mr. Jacobs said they recommend approval with the conditions as approved originally regarding the sewer.

MOTION

Mr. Eubanks made a motion to approve S/D #06-10 with the conditions. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Eubanks and Mr. Harris voting for the motion.

Mr. Galloway recommended tabling approval of the minutes since there were only two people present that were present for the November 10, 2016 meeting.

MINUTES

Mr. Cox made a motion to table approval of the November 10, 2016 minutes. The motion passed on a second by Mr. Harris with Mr. Ballard, Mr. Cox, Mr. Eubanks and Mr. Harris voting for the motion.

ADJOURN

The meeting was adjourned on a motion by Mr. Harris and a second by Mr. Eubanks with Mr. Ballard, Mr. Cox, Mr. Eubanks and Mr. Harris voting for the motion.

John Youmans – Chair

Yvonne M. Langford - Recorder



SPALDING COUNTY PLANNING COMMISSION

**Consider conceptual plan for proposed RaceTrac within
TCC Overlay District**

Requesting Agency

Office of Community Development

Requested Action

Consider conceptual plan for proposed RaceTrac within TCC Overlay District.

Requirement for Board Action

Section 2206B: C

Is this Item Goal Related?

No

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION