

# Agenda

## Spalding County Planning Commission

July 25, 2017

7:00 PM

One Griffin Center, Solomon Street Entrance, W.  
Elmer George Municipal Hall

### 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. New Business:

1. **S/D #05-11:** Consider extension of preliminary plat for Teamon Pointe - Minerva Spalding Lake L.P., Owner - current preliminary plat expires July 26, 2017.
2. **Application #17-04Z:** Terry Dunn, Owner - Alex Scott, Agent - 3616 Fayetteville Road (19.5 acres located in Land Lot 8 of the 3rd Land District) - requesting a rezoning from AR-1 Agricultural and Residential, R-2 Single Family Residential and C-1A Neighborhood Commercial, to C-1 Highway Commercial.

### C. Approval of Minutes:

3. Consider approval of June 27, 2017 minutes.

### D. Other Business:

### E. Adjournment



## SPALDING COUNTY PLANNING COMMISSION S/D #05-11 - Teamon Pointe

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### Requesting Agency

Office of Community Development

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### Requested Action

**S/D #05-11:** Consider extension of preliminary plat for Teamon Pointe - Minerva Spalding Lake L.P., Owner - current preliminary plat expires July 26, 2017.

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### Requirement for Board Action

Section 404:F - Appendix A. Subdivision Ordinance

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### Is this Item Goal Related?

No

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### Summary and Background

Applicant proposes a 57 single family subdivision developed under the guidelines of the Estate Life Neighborhood Special Exception design theme.

**Per Appendix A. Section 404:F, a preliminary plat is valid for a period of two (2) years. the applicant has requested an extension of the said approved preliminary plat.**

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### Fiscal Impact / Funding Source

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### STAFF RECOMMENDATION

### APPROVAL

### ATTACHMENTS:

| Description   | Upload Date | Type            |
|---|-------------|-----------------|
| <input type="checkbox"/> S/D #05-11 - Teamon Pointe | 7/13/2017   | Backup Material |



5/D# 05-11  
RECEIVED  
JUN 26 2017

June 22, 2017

Spalding County – Community Development  
119 E. Solomon Street  
Griffin, GA 30224

Attention: Chad Jacobs / Cindy McDaniel

Subject: Teamon Pointe – Preliminary Plat Extension Request

Dear Cindy/Chad,

We respectfully request an extension of the Preliminary Plat for the Teamon Pointe Subdivision.

If you have any questions or need more information, please contact me at (678) 410-3576.

Best Regards,

A handwritten signature in blue ink, appearing to read "John Lydon", written over the printed name.

John Lydon





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# SPALDING COUNTY PLANNING COMMISSION

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**DATE:** July 14, 2005

**AMENDED:** June 26, 2007

May 14, 2009

JULY 20, 2011

JUNE 25, 2013

MAY 26, 2015

**JULY 25, 2017**

**TO:** Spalding County Planning Commission

**FROM:** Department of Community Development

**RE: Preliminary Plat Subdivision Application  
Teamon Pointe (S/D 05-11)  
99.76± Acres—Zoned R-2**

*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 99.76 acres, more or less, located on Teamon Road.

### **District and Land Lots:**

The property is located in the 3<sup>rd</sup> Land District, in Land Lots 231 and 232.

### **Current Owner:**

Minerva Spring Lake L.P.  
2292 Henderson Mill Rd.  
Atlanta, Georgia 30345

### **Proposed Use:**

Applicant proposes a 57 single family subdivision developed under the guidelines of the Estate Life Neighborhood Special Exception design theme.

Per Appendix A, Section 404.F a preliminary plat is valid for a period of two (2) years. The applicant has requested an extension of the said approved preliminary plat.

## **Health, Safety, Utilities Assessment:**

### **Water:**

This site is proposed to be serviced by Spalding County Water and Sewerage Authority.

### **Sewerage:**

This site is proposed to be serviced by individual septic systems.

### **Wetlands/Watershed Area:**

Per the plat, a portion of this site is 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 inside the 7 mile radius district 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 plat submitted (as revised during zoning process).

### **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 extension of the preliminary plat.



## SPALDING COUNTY PLANNING COMMISSION Application #17-04Z

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### Requesting Agency

Office of Community Development

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### Requested Action

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

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### Requirement for Board Action

Section 414.

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### Is this Item Goal Related?

No

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### Summary and Background

The applicant is requesting approval from Spalding County to allow the rezoning of 19.5 acres, more or less, out of the total from R-2, AR-1 and C-1A to C-1, Highway Commercial. The applicant proposes to develop the property as an indoor shooting range utilizing an existing 6,000 square foot building which will serve as a support area and training area. A second 6,000 square foot building is proposed to be constructed on the property which will house the indoor range. Per the application, the indoor range will be constructed pursuant to the NRA range source book guidelines. The applicant indicates the range will not be a public facility and for training purposes only.

It must be noted the applicant did provide the following statement within the documentation provided. "Our company reserves the right to change or alter any range facilities (sic) it the interest of safety as it sees fit as long as the changes comply with the county code. This is a basic business plan and is subject to change or modification. Based on needs of the business additional facilities may be constructed in the future and will be done in compliance with county code."

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### Fiscal Impact / Funding Source

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### STAFF RECOMMENDATION

**DENIAL -** At the June 22, 2017 Board of Commissioners hearing, the applicant proposed a series of conditions for approval. The conditions can be found in a letter from the applicant dated June 10, 2017 (see attached). The Board agreed to consider the conditions but since they change the scope of the request of the applicant, it was recommended by the county zoning attorney to send the applications back through the Planning Commission for an updated recommendation before proceeding again to the Board of Commissioners in August. Staff recommendation has not changed in light of the proposed application conditions.

**ATTACHMENTS:**

| Description   | Upload Date | Type            |
|---|-------------|-----------------|
|  Application #17-04Z | 7/13/2017   | Backup Material |

SPALDING COUNTY  
REQUEST FOR ZONING MAP CHANGE  
APPLICATION NO. 17-042

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: Alex Scott

Address: 109 cedar point

City: Peachtree city

State: GA Zip: 30269

Phone: 678-274-8030

Contact Person: Alex Scott

PROPERTY OWNER INFORMATION

Name: Terry Dunn

208 Sylvan Lane  
Address: ~~3616 Fayetteville Rd~~

City: GRIFFIN

State: GA Zip: ~~30223~~ 30224

Phone: (770) 584 0371

Phone: \_\_\_\_\_

APPLICANT IS THE:

\_\_\_\_\_ Owner's Agent

\_\_\_\_\_ Property Owner

  /   Developer

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

Land District(s): 3<sup>rd</sup>

Land Lots(s): 6

Acreage: ~~19.49~~

19.5 per deed CLM

Address Of Property: 3616 Fayetteville Rd. GRIFFIN GA

Proposed Development: Indoor Gun Range and Training Center

**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.

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

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**OFFICE USE ONLY**

Date Received: 4.25-17

Amount of Fee: \$500<sup>00</sup>

Received By: C. [Signature]

Receipt Number: 15019A



**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 Rezoning will not Affect The adjacent Properties. All activities will be held indoors.

(B) Whether the property is suitable for the proposed use: The Property is Suitable

(C) What is the length of time the property has been vacant?: Over one year.

(D) What is the threat to the public health, safety, and welfare, if any, if the property is rezoned?: There is no threat.

(E) Whether and to what extent is the subject property value diminished under the present zoning?: The Subject Property is Multi Zoned. It does not allow for business or Residence under current zoning. It need a single zoning code to operate a business.

(F) What is the balance between the hardship on the property owner and the benefit to the public in not rezoning?: IF not rezoned, the owner cannot sale the property.

Use Additional Pages, If Necessary

**OFFICE USE ONLY**

Date Received: 4-25-17

Received By: C. Jones

**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.

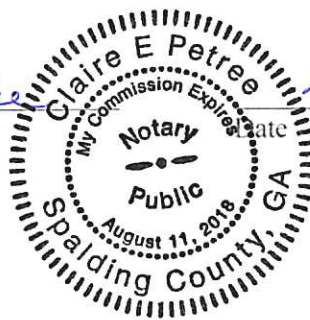
TERRY DUNN  
Print Name of Owner(s)

Alex Scott  
Print Name of Agent, If Not Same as Owner

Terry Dunn 4/21/17  
Signature of Owner(s) Date  
or Signature of Authorized Officer or Agent  
(if applicable)

AS  
Signature of Agent

Claire E. Petree 4-21-17  
Signature of Notary Public



-- Notary Seal --

**OFFICE USE ONLY**

Date Received: 4-25-17 Received By: C. Gant

**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<br>Position Of<br>Government Official | Contributions (List all<br>which aggregate to<br>\$250.00 or more) | Date Contribution Was<br>Made (within last two<br>years) |
|---|--|--|
| (1) _____   | (1) _____<br>_____   | (1) _____<br>_____                                       |
| (2) _____   | (2) _____<br>_____   | (2) _____<br>_____                                       |

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

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**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<br>Position Of<br>Government Official | Contributions (List all<br>which aggregate to<br>\$250.00 or more) | Date Contribution Was<br>Made (within last two<br>years) |
|---|--|--|
| (1) _____   | (1) _____<br>_____   | (1) _____<br>_____                                       |
| (2) _____   | (2) _____<br>_____   | (2) _____<br>_____                                       |

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.

 4/25/17

Signature of Applicant

Date

Type or Print Name and Title

Signature of Applicant's  
Attorney Or Representative

Date

Type or Print Name and Title

**OFFICE USE ONLY**

Date Received 4-25-17

Case # 17-042 Accepted By 



**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)



**Spalding County Fee Schedule:**

**Appeal from Action of Administrative Officer:**    \$ 200.00

**Variance:**    \$ 200.00

**Special Exception:**    \$ 300.00

**Multiple Parcel Rezoning:** Multiple parcel rezoning of contiguous tracts will be allowed so long as all tracts are to be rezoned to the same zoning classification. All applicants owning property which is subject to the application are deemed to consent to rezoning of their property and to rezoning of any and all other tracts included within the Application. The following fees shall apply to multiple parcel rezoning applications: (#A-99-08 – 09/07/99; #A-00-11 - 07/17/00)

**A. Parcel 1 - \$500.00**

**B. Parcel 2-5 - \$100.00 each, in addition to the fees stated in A; and**

**C. Parcels 6+ - \$50.00 each, in addition to the fees stated in A and B.**

# **Index**

## **Section 1 - Project Overview**

## **Section 2 - Site Plan**

- Site Plan legend
- Site plan map

## **Section 3 - Attachments**

- Spalding County Plat
- Vicinity / Zoning map
- Topography map
- Flood plain map

## **Section 4 - Property Deed**

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## Project Overview

Our company will operate a firearms training facility that will focus on firearm safety and personal protection skills. Our primary focus will be private citizens that have an interest on improving these skills. As a component to the business, we will also be offering the facility to be utilized by local law enforcement as an additional training facility to meet their growing training needs.

The business will operate under the guidelines set forth by the National Rifle Association (NRA) and the Georgia Police Officers Standards and Training Council (POST). The NRA is a national organization that establishes the "best practices" and what is considered the gold standard on civilian firearms safety, range safety and range design. We will utilize the NRA's Range Source Book, a technical source book for shooting range builders and operators, when designing this facility (Figure 1). Georgia POST is the agency that trains and certifies peace officers in Georgia. POST's Certified Firearms Instructor Program requires certified peace officers to demonstrate advanced firearm skills as well as attend a multi-week training class focusing on weapons safety, range safety, range operations and instruction skills. In the class each instructor must successfully demonstrate their ability to safely run a range.

Our business will be owned by current and retired POST certified police officers. The instructors are POST certified general instructors as well as firearms instructors. Collectively, the owners of our business have over 80 years firearms experience and have trained thousands of students. Some of the owners have operated as the Firearms Program Coordinators for their respective state and county agencies. One of the respective owners has also designed and implemented firearms training programs in multiple countries to include Afghanistan and Guatemala. The owners have the ability and knowledge to exceed POST and NRA's stringent safety standards.

Unlike many ranges in the surrounding area, our business is not a range open to the public or a gun club and you cannot rent a lane or range time. The training facility will only be open when a class is scheduled. Class scheduling will be done via our website and limited to approximately 15 students. Our business will not operate as a storefront business nor will we maintain regular business hours. All of our training will be conducted during daylight hours as defined by the NRA from 7am to 7pm. These classes may be scheduled Monday thru Sunday and the frequency of these classes will be dictated by the need and market demand. No one will be allowed at the facility unless they are a registered student or government agency with staff present.

In the classes offered, live fire or firearms usage is a very small part of the class. The majority of the class will consist of classroom instruction. The classroom instruction will focus on firearms safety, legal responsibility and mechanics of the skills to be learned (Figure 2). Students will also utilize Simunitions or Airsoft weapons to further enhance skills. The Simunitions is a reduced-energy, non-lethal cartridge that leaves a detergent based marking compound (Figure 3). Airsoft is a CO2 powered system that fires a small plastic ball (Figure 4). Both systems allow students to safely participate in skill enhancement exercises without endangering other students, staff or themselves. All training, to include live fire exercises, will be conducted indoors at the facilities' indoor main building or indoor live fire range building (Figures 5 & 6)

The training facility will be located on the "Math Fields" property located at 3616 Fayetteville Rd. in Spalding County, Georgia. The property is approximately 20 acres of primarily cleared land. It is accessed by a deeded driveway easement from Fayetteville Rd. The property currently consist of three buildings: a main building, a shop building and a mobile home.

The actual training facility will consist of the main building and a proposed range building. The shop building will continue to be a shop. The mobile home is currently rented and will not be part of the training facility.

The main building, approximately 6000 sq ft, will consist of two parts: the support area and a training area. The support area will consist of classrooms, two restrooms, break area, storage rooms, office area and additional support or utility rooms. This portion of the facility will be located in the present building currently acting as an event center. This area will be climate controlled and be equipped for student and staff safety and comfort.

The training area of the main building will be located in the center of the structure. It will be constructed in accordance with the NRA Range Source Book section 3.03. This area will not be climate

controlled. This area will be ventilated by a Total Air Exhaust System in accordance with the NRA Range Source Book section 3.11.3.

The proposed Range building will be 120 feet in length and 50 feet wide. The roof will be peaked at 12 feet high. It will be constructed of a steel frame and be metal sided, approximately 6000 sq ft in size. It will be constructed in accordance with the NRA Range Source Book section 3.03. This area will not be climate controlled but will be ventilated by a Total Air Exhaust System in accordance with the NRA Range Source Book section 3.11.3. This building will match the existing buildings in construction and appearance. This proposed building will be landscaped to match the current appearance of the property.

All facilities in which training will be conducted will contain NRA sound abatement measures. The purpose of these measures is to restrict and reduce decibel levels both inside and outside of the facility.

Ballistic containment also known as a bullet trap is a significant issue in an indoor range. One must consider the environmental impact, operational, and safety requirements of the firing range. Lead management, noise abatement and shooter safety are the primary concerns. Lead dust is created when a projectile strikes a solid surface and fragments. This lead dust then can build up inside of the range area creating a hazard. There are two ways to eliminate this hazard.

First, our business will utilize a rubber bullet trap (Figure 7). This trap safely stops and captures projectiles intact with virtually no lead dust or bullet fragmentation. The rubber bullet trap is an environmentally-friendly bullet containment system that utilizes a thick layer of granulated recycled rubber. When a bullet strikes the trap, the rubber material absorbs the energy and decelerates and captures it in the rubber media. This process creates no lead dust and eliminates the noise that is generated from bullets impacting a steel bullet trap. This is beneficial in lowering the noise level in the range and reducing airborne lead contaminants. When the trap is full, the lead is removed and recycled. This combined with the range being constructed in accordance with the NRA Range Source Book section 3.03 will create ballistic safe environment (Figure 8).

Secondly, this range will utilize a Total Air Exhaust ventilation system in accordance with the NRA Range Source Book section 3.11.3. This system will pull in fresh air into the range building at one end, move across the building and exhaust it out the other end. This air current will move any residual lead out of the building. Prior to the air being exhausted from the building it will be filtered to comply with NRA Range Source Book section 4.01 and OSHA 29 CFR1910.1025.

Our company reserves the right to change or alter any range facilities if the interest of safety as it sees fit as long as the changes comply with county code. This is a basic business plan and is subject to change or modification. Based on needs of the business additional facilities may be constructed in the future and will be done in compliance with county code.

Figure 1

NRA Range Book

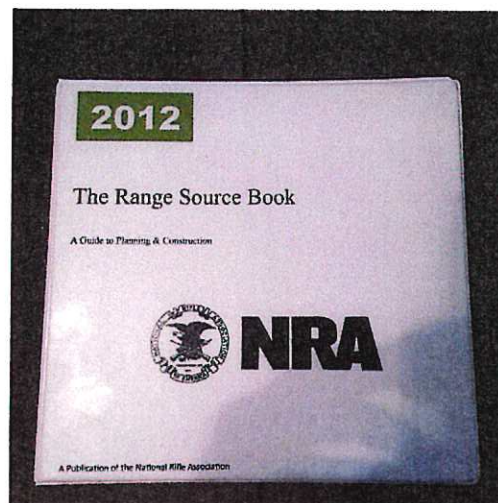


Figure 2  
Classroom instruction



Figure 3  
Simunition and marking rounds



Figure 4  
Airsoft pistol and projectiles





Figure 5

Live fire on an indoor range

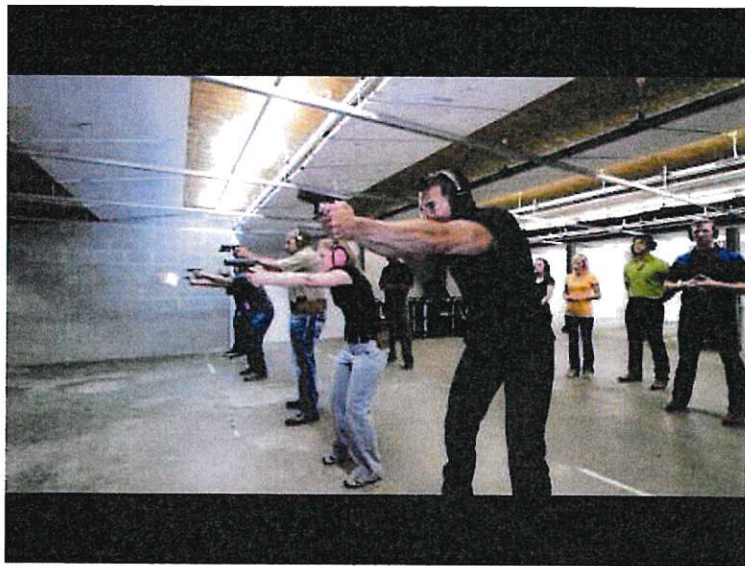


Figure 6

Instruction on an indoor range



Figure 7

Rubber bullet trap



Figure 8

Indoor range



## SITE PLAN

### LEGEND

**B -**

The proposed Range building will be 120 feet in length and 50 feet wide. The roof will be peaked at 12 feet high. It will be constructed of a steel frame and be metal sided, approximately 6000 sq ft in size. It will be constructed in accordance with the NRA Range Source Book section 3.03. This area will not be climate controlled but will be ventilated by a Total Air Exhaust System in accordance with the NRA Range Source Book section 3.11.3. This building will match the existing buildings in construction and appearance. This proposed building will be landscaped to match the current appearance of the property. The proposed building will contain NRA sound abatement measures. The purpose of these measures is to restrict and reduce decibel levels both inside and outside of the facility.

**P -**

Asphalt paved and marked parking lot that will accommodate approximately 50 vehicles for off street parking. The lot is ADA compliant.



Indicates the direction of traffic flow.

### ATTACHMENTS

**A1 -**

Spalding County Plat. Defines lot line and dimensions and utility easements.

**A2 -**

Vicinity map that shows present zoning classifications for all adjacent properties.

**A3 -**

Topography map with 20 foot intervals (USGS Quad Sheet).

**A4 -**

100 year flood plain map.



# TIER1

Legend  
*Attached*

Hwy 92

P

B

N

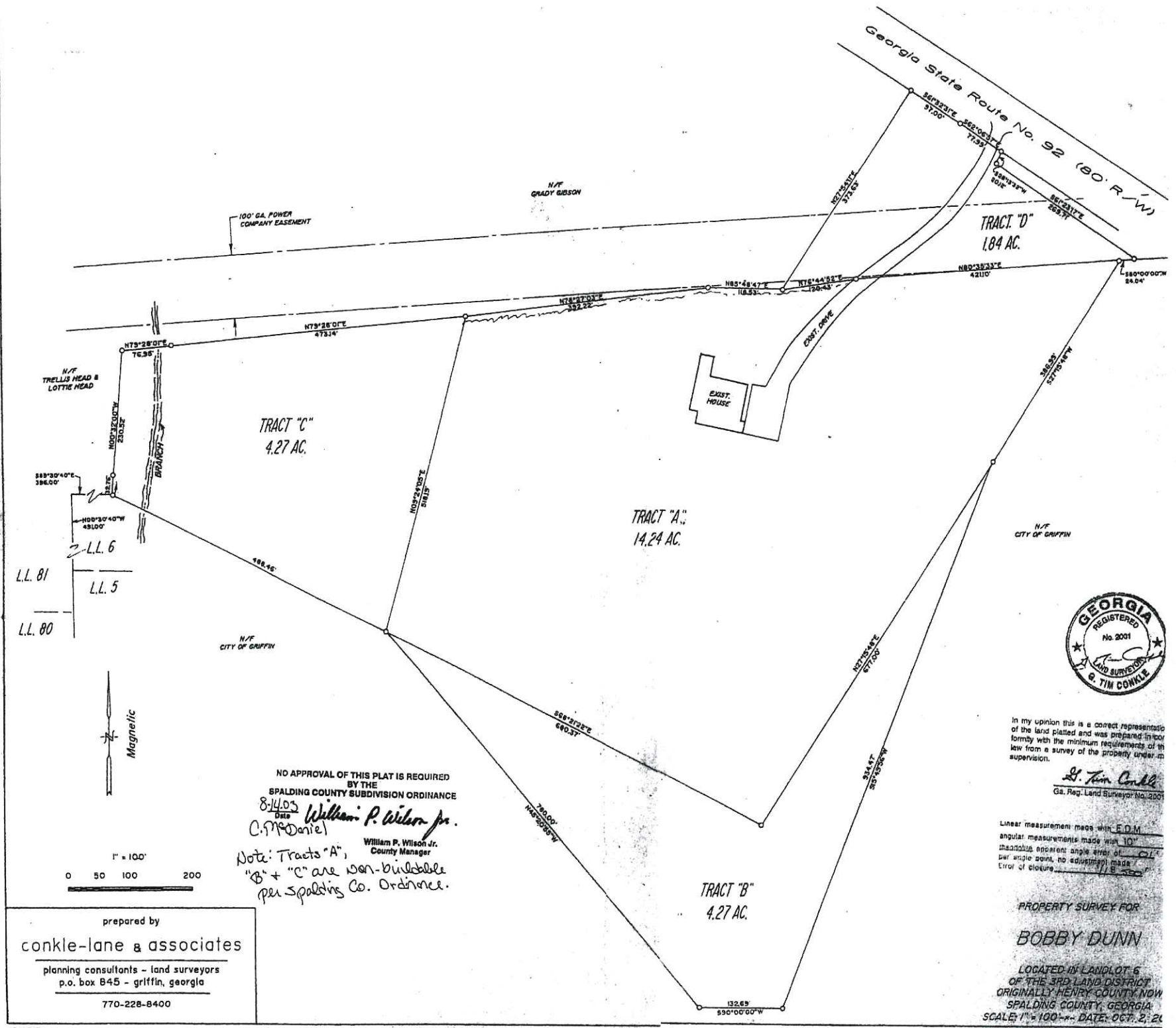
800 ft

Google Earth

©2016 Google







In my opinion this is a correct representation of the land plotted and was prepared in conformity with the minimum requirements of the law from a survey of the property under my supervision.

*G. Tim Conkle*  
Ga. Reg. Land Surveyor No. 2001

Linear measurement made with 5 D.M.  
angular measurements made with 10"  
theodolite apparent angle error of 0.1"  
per angle point, no adjustment made  
Error of closure 1/8" = 0.00125'

PROPERTY SURVEY FOR  
**BOBBY DUNN**

LOCATED IN LANDLOT 6  
OF THE 3RD LAND DISTRICT  
ORIGINALLY HENRY COUNTY NOW  
SPALDING COUNTY, GEORGIA  
SCALE: 1" = 100'-0" DATE: OCT. 2, 2014

NO APPROVAL OF THIS PLAT IS REQUIRED  
BY THE  
SPALDING COUNTY SUBDIVISION ORDINANCE  
8-14-03  
Date *William P. Wilson Jr.*  
*C. McDaniel*  
William P. Wilson Jr.  
County Manager  
Note: Tracts "A",  
"B" + "C" are non-buildable  
per Spalding Co. Ordinance.

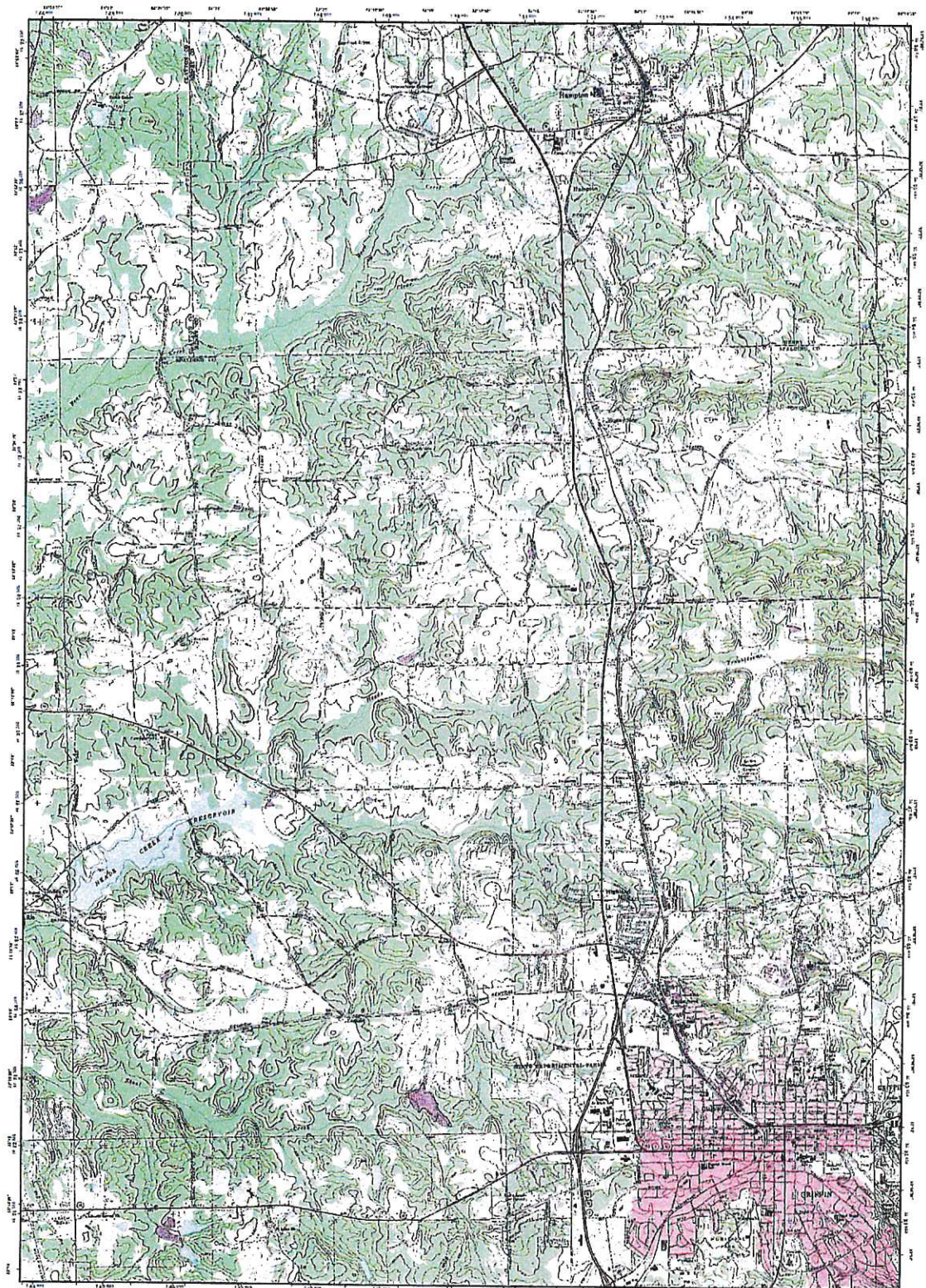
prepared by  
**conkle-lane & associates**  
planning consultants - land surveyors  
p.o. box 845 - griffin, georgia  
770-228-8400



A2







Griffin North  
n33084e3

mytopo  
A TRIMBLE COMPANY  
© 2010 Trimble Navigation Limited  
Printed on demand for single users

Vicinity Map



Index Map



Griffin North, Georgia  
© 2010 Trimble Navigation Limited  
Printed on demand for single users

A3



# NOTES TO USERS

This map is for use in determining the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information on areas where **Base Flood Elevations (BFEs)** and/or **Roadways** have been determined, users are encouraged to consult the Flood Profile and Footway Data and/or Summary of Submittal Elevations Tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in this FIS report should be viewed in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **Roadways** were computed at cross sections and interpolated between cross sections. The roadways were based on hydraulic computations with highest requirements of the National Flood Insurance Program. Roadway widths and other pertinent roadway data are provided in the Flood Insurance Study report for this jurisdiction.

The **projection** used in the preparation of this map was Georgia State Plane North Zone (NAD 83 Zone 1801). The horizontal datum was NAD83, GCS11800. The vertical datum was NAVD83. The map was prepared using the National Flood Insurance Program. Floodway widths and other pertinent roadway data are provided in the Flood Insurance Study report for this jurisdiction.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://geodetic.nps.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NGS012  
National Geodetic Survey  
55MC-3 #3702  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3342

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3342 or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from aerial photography produced for Spalding County, Georgia dated 2007 at a scale of 1:20,000.

The **profile base line** depicted on this map represents the hydraulic modeling boundary that encloses the flood profile in the FIS report. As a result of improved topographic data, the profile base line, in some cases, may deviate significantly from the channel centerline or appear outside the DFHA.

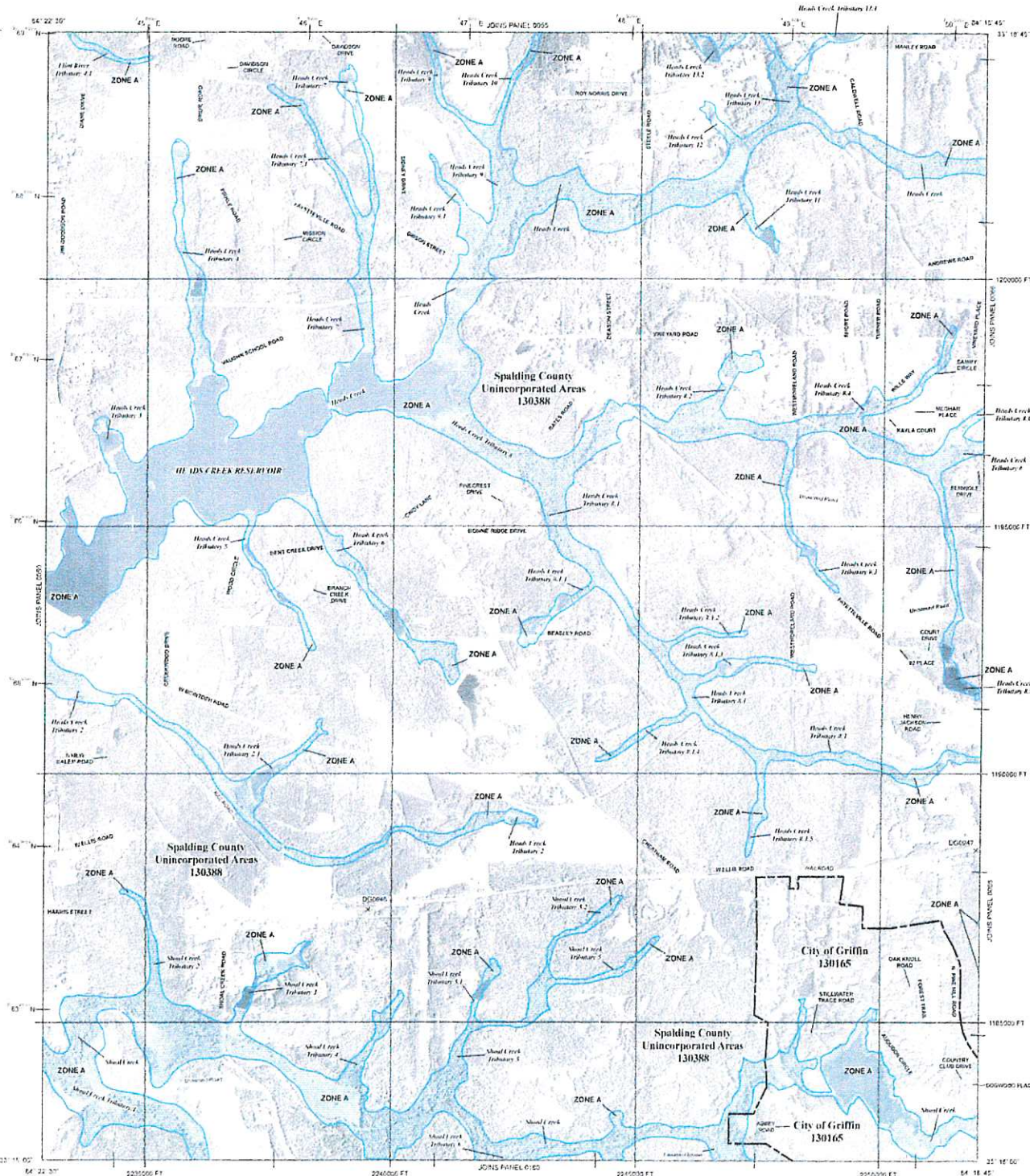
Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or disannexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of communities within National Flood Insurance Program limits for each community, as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-5616 for information on available products associated with this FIRM. Available products may include previously issued letters of map change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by fax at 1-800-358-9020 and its website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-362-6277) or visit the FEMA website at <http://www.fema.gov>.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO ENFORCEMENT OF THE FIRM: SPECIAL FLOOD**

For the Atlantic Ocean Coast (Atlantic Ocean), the Special Flood Hazard Area is the 1% annual chance flood elevation. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.

**ZONE A:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**ZONE AE:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**ZONE AH:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**ZONE AR:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**ZONE AV:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**ZONE B:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**OTHER FLOOD AREAS:**

**ZONE B:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**OTHER AREAS:**

**ZONE B:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS:**

**OTHERWISE PROTECTED AREAS (OPAs):**

**OPAs:** Areas of 1% Annual Chance Flood Elevation (Flood Hazard).

**MAP SCALE: 1" = 1000'**

**NFIP**

**PANEL 0065D**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**SPALDING COUNTY, GEORGIA**

**AND INCORPORATED AREAS**

**PANEL 65 OF 260**

**(SEE MAP INDEX FOR FIRM PANEL LAYOUT)**

**COORDINATES:**

**UTM ZONE:** 18Q

**EASTING:** 650000

**NORTHING:** 4500000

**MAP NUMBER:** 13255C0065D

**EFFECTIVE DATE:** MAY 3, 2010

**Federal Emergency Management Agency**

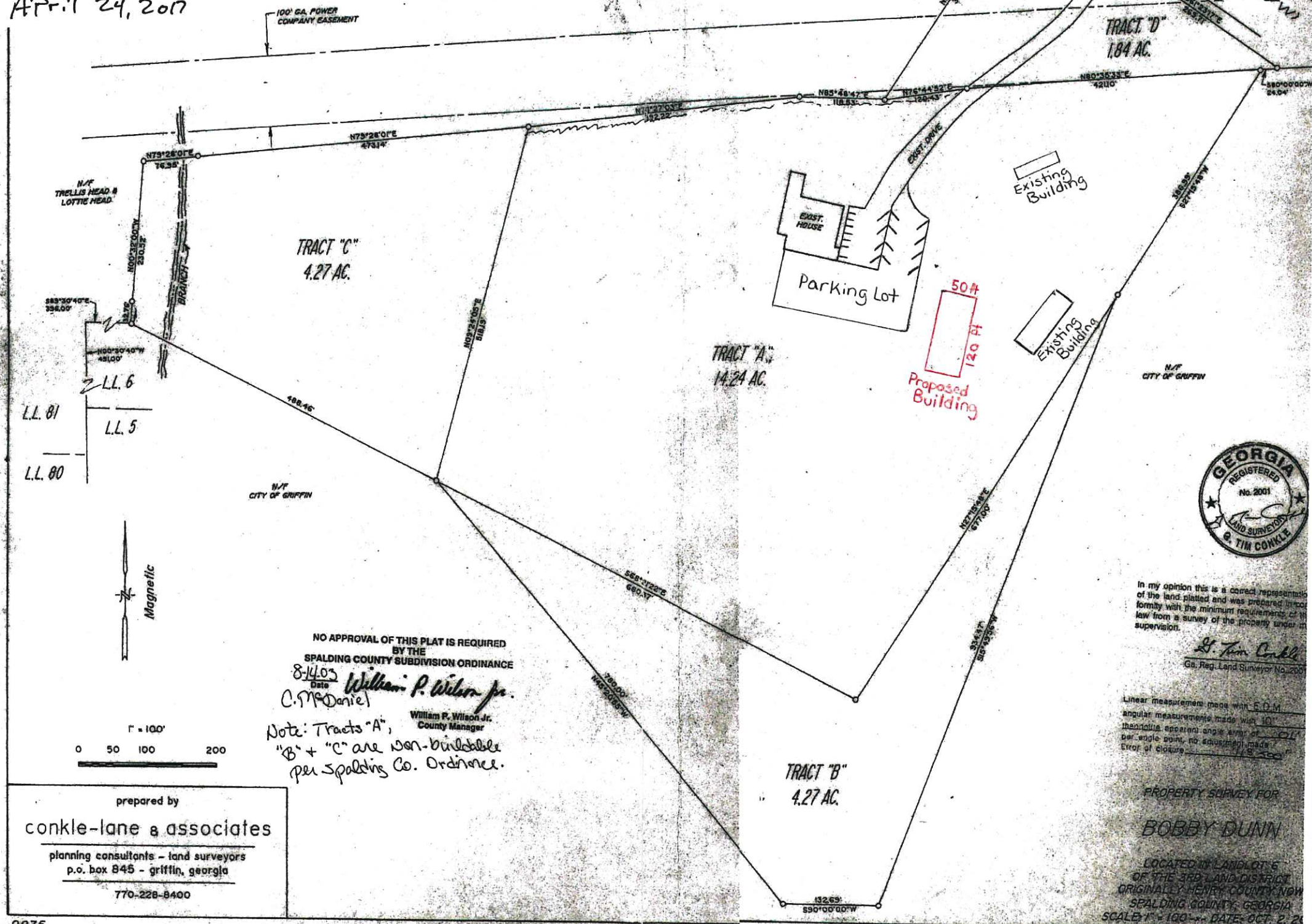
A4



# TIER 1

Drawn to Scale

April 24, 2017





BOOK 4070 PAGE 158

FILED & RECORDED  
CLERK, SUPERIOR COURT  
SPALDING COUNTY, GA

2016 JUL -5 P 12:40

BY Marcia L. Norris  
MARCIA L. NORRIS, CLERKAfter Recording Return To:  
Beck, Owen & Murray  
100 South Hill St.  
Suite 600  
Griffin, GA 30223Real Estate Transfer Tax  
Paid \$ 0  
Date 7-5-16  
PT - 61 126- 2016-1673  
Marcia L. Norris  
Clerk of Superior Court, Spalding Co., Ga.STATE OF GEORGIA  
COUNTY OF SPALDING

NTC

## QUITCLAIM DEED

THIS INDENTURE, made this 29 day of June, in the Year Two Thousand and Sixteen between ROBERT L. DUNN AND BETTY JEAN DUNN as sole shareholders of Math Fields, Inc. a voluntarily dissolved Georgia Corporation ("Grantor"); and TERRY DUNN ("Grantee"). The terms Grantor and Grantee shall include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits.

## WITNESSETH:

Grantor in consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and by these presents does hereby remise, convey and forever Quitclaim unto Grantee, his heirs and assigns, the following described property, to-wit:

## TRACT 1:

All that tract or parcel of land situate, lying and being in Land Lot 6 of the Third Land District of originally Henry, now Spalding County, Georgia, and shown and designated as Tract "B", containing 4.27 Acres, on plat of survey entitled "Property Survey for Bobby Dunn", dated October 2, 2001, prepared by G. Tim Conkle, Registered Land Surveyor, a copy of which said plat is recorded in Plat Book 24, page 460, in the Office of Clerk of Superior Court of Spalding County, Georgia, which said plat, together with the metes, bounds, courses and distances as shown thereon, is incorporated herein and made a part of this description.

## TRACT 2:

All that tract or parcel of land, as improved, specifically described in Book 697, Page 156, and more particularly described as:

All that tract or parcel of land containing 19.5 Acres, more or less, situate, lying and being in Land Lot 6 of the Third District of originally Henry, now Spalding County, Georgia, and bounded as follows: Northerly by property now or formerly of Gibson, known as Block E of Doreen Estates, and by a Georgia Power Company easement; Southeasterly and Southwesterly by property of City of Griffin, and West by property now or formerly of James L. and Gerry Smallwood.

The above described property is the remaining portion of that 85 acre tract owned by M. M. Dunn, less the 65.9 acres more or less conveyed to the City of Griffin for the City of Griffin Reservoir.

TO HAVE AND TO HOLD the said above granted and described property, so that neither the grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered  
In the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 8-8-16



Betty Scarborough Dunn, AIF  
ROBERT L. DUNN, BY BETTY  
SCARBOROUGH DUNN AKA BETTY  
JEAN DUNN, HIS ATTORNEY IN FACT

Betty Jean Dunn  
BETTY JEAN DUNN



affid- BK4070 pg. 157

Real Estate Transfer Tax  
Paid \$  
Date 8-14-03

*Myrtle F. Peoples*

Clerk of Superior Court, Spalding Co., Ga.  
(Warranty Deed)

MULLINS, WHALEN & WESTBURY P. O. Box 133  
GRIFFIN, GEORGIA 30224

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

BY *Rat*  
MYRTLE F. PEOPLES, CLERK

STATE OF GEORGIA SPALDING COUNTY

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two  
Thousand Three, between

CITY OF GRIFFIN

of the County of Spalding, and State of Georgia, of the FIRST PART, and

MATH FIELDS, INC.

of the County of Spalding, and State of Georgia, of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the  
sum of ONE (\$1.00) DOLLAR AND EXCHANGE OF PROPERTY-----  
in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents, does  
grant, bargain, sell, alien, convey and confirm unto the said party of the SECOND PART, heirs and assigns,  
all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 6 of the Third Land District of  
originally Henry, now Spalding County, Georgia, and shown and designated as Tract "B",  
containing 4.27 Acres, on plat of survey entitled "Property Survey for Bobby Dunn", dated  
October 2, 2001, prepared by G. Tim Conkle, Registered Land Surveyor, a copy of which said  
plat is recorded in Plat Book 24, page 460, in the Office of Clerk of Superior Court of  
Spalding County, Georgia, which said plat, together with the metes, bounds, courses and  
distances as shown thereon, is incorporated herein and made a part of this description

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the  
rights, members, appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said  
party of the SECOND PART, its successors and assigns, in fee simple; and the said party of the FIRST  
PART the said bargained property above described unto the said party of the SECOND PART, its successors  
and assigns, against the said party of the FIRST PART, successors and assigns, and against all and every  
other person or persons, shall and will and do hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the FIRST PART, has hereunto set his hand, affixed  
his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered:  
in the presence of:

GEORGIA, SPALDING COUNTY  
CITY OF GRIFFIN

(Witness)

By:

Attest:

*Patty O. Burrows*  
Notary Public,  
Notary Public, Spalding County, Georgia  
My Commission Expires July 28, 2005



DEPUTY CLERK, SPALDING SUPERIOR COURT  
MARCIAL L. MORRIS, CLERK OF SUPERIOR COURT  
SPALDING COUNTY, GEORGIA



02342  
00183

Real Estate Transfer Tax  
Paid \$ 514.03  
Date 8/14/03

*Myrtle F. Peoples*  
Clerk of Superior Court, Spalding Co., Ga

BOOK 2342 PAGE 183

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

MULLINS, WHALEN & WESTBURN  
P. O. Box 133  
GRIFFIN, GEORGIA 30224

03 AUG 14 AM 9 01

BY *Bobby Dunn*  
MYRTLE F. PEOPLES, CLERK

(Warranty Deed)

STATE OF GEORGIA SPALDING COUNTY

THIS INDENTURE, made the 13<sup>th</sup> day of Aug, in the year of our Lord, Two  
Thousand Three, between

**MATH FIELDS, INC.**

of the County of Spalding, and State of Georgia, of the FIRST PART, and

**CITY OF GRIFFIN**

of the County of Spalding, and State of Georgia, of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the  
sum of ONE (\$1.00) DOLLAR AND EXCHANGE OF PROPERTY-----  
in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents, does  
grant, bargain, sell, alien, convey and confirm unto the said party of the SECOND PART, heirs and assigns,  
all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 6 of the Third Land District of  
originally Henry, now Spalding County, Georgia, and shown and designated as Tract "C",  
containing 4.27 Acres, on plat of survey entitled "Property Survey for Bobby Dunn", dated  
October 2, 2001, prepared by G. Tim Conkle, Registered Land Surveyor, a copy of which said  
plat is recorded in Plat Book 24, page 460, in the Office of Clerk of Superior Court of  
Spalding County, Georgia, which said plat, together with the metes, bounds, courses and  
distances as shown thereon, is incorporated herein and made a part of this description

TOGETHER with an egress-ingress, perpetual, non-exclusive easement across the existing drive,  
as shown on said plat of survey, to the north property line of Tract "A" as shown on said survey;  
then said easement runs 30 feet in width in a westerly direction contiguous with the north  
boundary of said Tract "A" a distance of 631.18 feet, more or less, to the east boundary of said  
Tract "C".

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the  
rights, members, appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said  
party of the SECOND PART, its successors and assigns, in fee simple; and the said party of the FIRST  
PART the said bargained property above described unto the said party of the SECOND PART, its successors  
and assigns, against the said party of the FIRST PART, successors and assigns, and against all and every  
other person or persons, shall and will and do hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the FIRST PART, has hereunto set his hand, affixed  
his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered:  
in the presence of:

MATH FIELDS, INC.

(SEAL)

*Richard Mullins*  
(Witness)

By *Bobby Dunn*

*Brenda Stoerkel*  
Notary Public,

Attest: \_\_\_\_\_

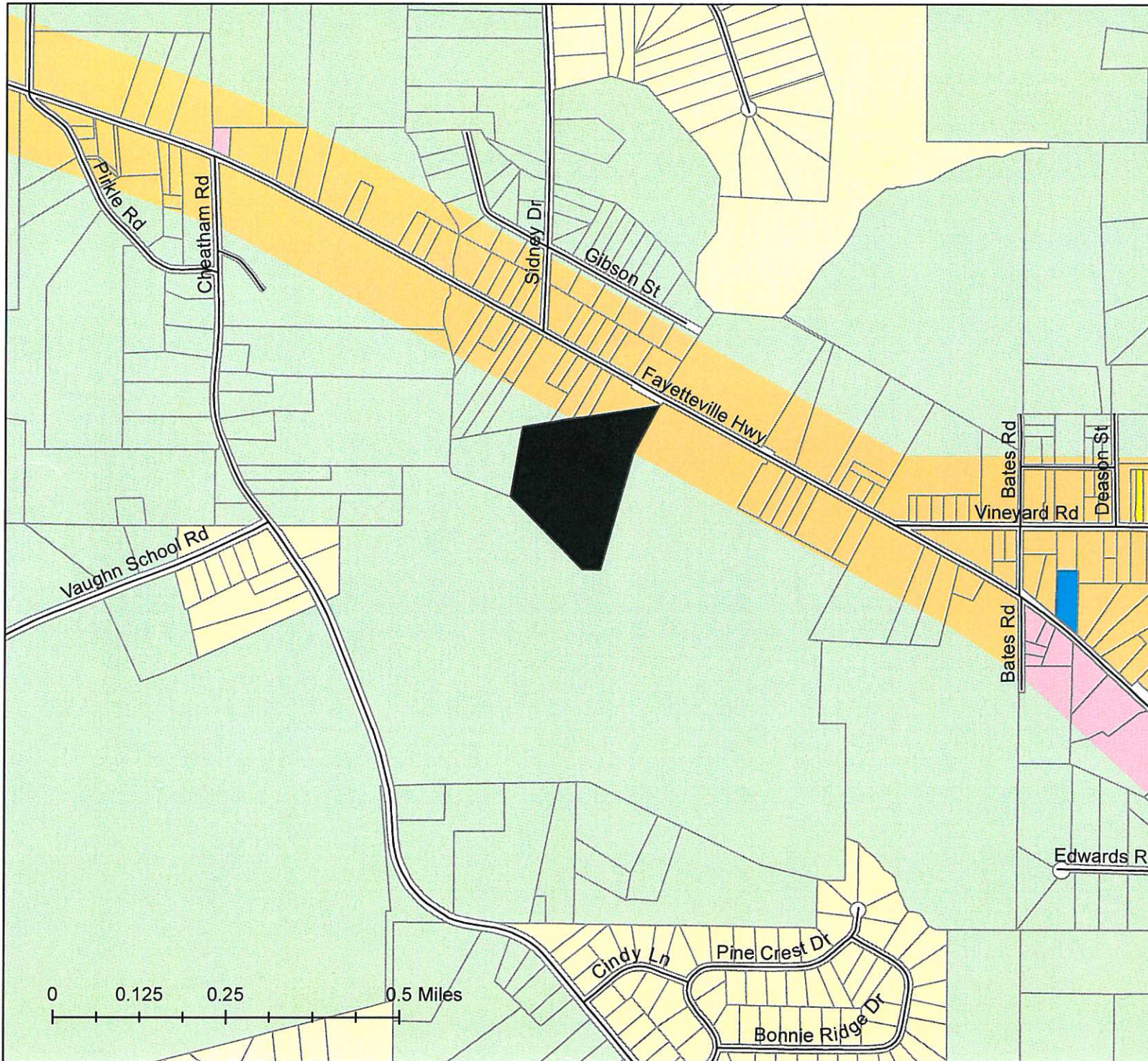


Metes and Bounds Description of the Subject Parcel

BEGINNING at a point on the southerly 100' GA Power Company Easement at a 2" metal survey marker (metal pipe) located on the west side of the gate entering the property from GA State Route no.92 and proceeding thence from said survey marker North 80° 35'33" East a distance of 421.10 feet to a point; thence Westerly from the right of way of State Route 92, South 27° 15'48" West a distance of 386.99' to a point; thence South 15° 49'56" West a distance of 934.47' to a point; thence South 90° 00'00" West a distance of 132.69' to a point; thence North 45° 20'55" West a distance of 780.00 feet to a point; thence North 09° 24'05" East a distance of 518.19 feet to a point; thence Southerly of the powerline easement North 78° 27'03" East a distance of 392.22 feet to a point; thence North 85° 48'47" East a distance of 118.53'; thence North 76° 44'52" East a distance of 120.43' to a point and the POINT OF BEGINNING.



# #17-04Z Dunn/Scott

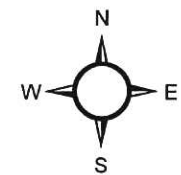


| Zoning |       |
|--------|-------|
|        | PDD   |
|        | AAR   |
|        | AR1   |
|        | AR2   |
|        | C1    |
|        | C1A   |
|        | C1B   |
|        | C1C   |
|        | C2    |
|        | C3    |
|        | OI    |
|        | PRRRD |
|        | R1    |
|        | R2  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

Approximate size  
of an Acre.



1 inch = 1,053.64 feet



Map # 261-01-005

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



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# SPALDING COUNTY PLANNING COMMISSION

---

**DATE:** May 30, 2017

**AMENDED:** July 25,  
2017

**TO:** Spalding County Planning Commission  
Spalding County Board Of  
Commissioners

**FROM:** Department of Community Development

**RE: Rezoning Application #17-04Z**  
**Total acreage: 19.5+**  
**R-2, AR-1 and C-1A 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 19.5 acres, more or less, located at 3616 Fayetteville Road.

### **District and Land Lots:**

The property is located in Land Lot 6 of the 3<sup>rd</sup> Land District.

### **Current Owner(s):**

The property is owned by Terry Dunn by virtue of Deed recorded July 5, 2016 in Deed Book 4070, Page 158, Office of the Clerk of the Superior Court, Spalding County, Georgia.

### **Agent/Developer**

Alex Scott  
109 Cedar Point  
Peachtree City, Georgia 30269

## **Overview of Development:**

The applicant is requesting approval from Spalding County to allow the rezoning of 19.5 acres +/- out of the total from R-2, AR-1 and C-1A to C-1, Highway Commercial. The applicant proposes to develop the property as an indoor shooting range utilizing an existing 6,000 square foot building which will serve as a support area and training area. A second 6,000 square foot building is proposed to be constructed on the property which will house the indoor range. Per the application, the indoor range will be constructed pursuant to the NRA range source book guidelines. The applicant indicates the range will not be a public facility and for training purposes only.

It must be noted the applicant did provide the following statement within the documentation provided, "Our company reserves the right to change or alter any range facilities [sic] if the interest of safety as it sees fit as long as the changes comply with county code. This is a basic business plan and is subject to change or modification. Based on needs of the business additional facilities may be constructed in the future and will be done in compliance with county code."

## **Current Area Development**

### **Current Zoning/Authorized Development:**

The property proposed to be rezoned is currently split zoned R-2, Single Family Residential, AR-1, Agricultural Residential and C-1A Neighborhood Commercial with the condition of "restaurant only".

The property as currently zoned could be used agriculturally within the AR-1 portion which represents the majority of the property. Due to the absence of road frontage, subdivision of the property for additional residential development would be difficult. The property does have an access easement agreement.



The existing building can be used as a restaurant as conditioned by the C-1A zoning.

**Existing Use:**

The property is developed. Per the applicant, the subject property has been vacant over one year.

**Requested Zoning and Development Intent:**

The applicant requests rezoning to C-1, Highway Commercial to develop an indoor shooting range facility. Indoor shooting ranges are only allowed with the approval of a special exception pursuant to Section 1203(B)(7). The applicant has submitted a special exception request.

The Spalding County Unified Development Ordinance defines indoor shooting ranges as *Shooting range, indoor*: an indoor facility for the safe shooting of firearms that complies with the technical and operational standards of The 2012 National Rifle Association ("NRA") Range Source Book, regardless of whether the facility is open to the general public or open only to private membership.

Successful rezoning of the property would be a spot zoning.

**Land Use Plan:**

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

The applicant has filed a request to amend the Future Land Use Map to 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-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 Trip Generation, 7<sup>th</sup> Edition from the Institute of Transportation Engineers does not have data for the proposed use.

**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:**

No portion of this site within a flood zone. (Source: FEMA Map, Panel #13255C-0065 D, effective May 3, 2010)

This site is located within the Heads Creek Watershed boundary, 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 surrounded by rural and residential uses on all sides. These areas are zoned R-2, Single Family Residential and AR-1, Agricultural Residential to both the east and west of the property. To the south is the Heads Creek reservoir which is zoned AR-1.*
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 "Agricultural". The request as proposed is inconsistent 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 over one year.*
4. The threat to the public health, safety, and welfare, if rezoned.  
*There could be a slight increase in threat to public health, safety, and welfare due to the rezoning of the subject property given the nature of the proposal if not properly operated. Consideration should also be given to the ingress and egress of the property.*
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 indoor range without the commercial zoning.*

### **Photo(s)**



*View of the subject property on site at the gate.*





*View of subject property from 92 Highway at driveway.*



*View from driveway looking east.*



*View from driveway looking west.*

At the June 22, 2017 Board of Commissioners hearing, the applicant proposed a series of conditions for approval. The conditions can be found in a letter from the applicant dated June 10, 2017 (see attached). The Board agreed to consider the conditions but since they change the scope of the request of the applicant, it was recommended by the county zoning attorney to send the applications back through the Planning Commission for an updated recommendation before proceeding again to the Board of Commissioners in August. Staff recommendation has not changed in light of the proposed applicant conditions.

**Staff Recommendations:**

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

- a. The request is inconsistent with the Spalding County Comprehensive Plan and the associated Future Land Use Map.
- b. The request is a spot zoning.

Date: June 10, 2017

Board of Commissioners  
P.O. Box 1087  
Griffin, Georgia 30224

RE: Approval conditions for Math Fields

Dear Chairman Miller,

Thank you for speaking with me about our goal of building a training center on the property that is currently known as Math Fields. When you and I talked, we discussed how our team was going to operate our business, safety and the impact on Spalding County. During our conversation we discussed general conditions for approval that our team stood behind. You ask me to speak with Newton Galloway, the county zoning attorney, which Alex did. Mr. Galloway advised that we provide conditions for approval to the Board of Commissioners that we will voluntarily agree to. These conditions address problems or issues that are related to this project, similar current projects or future similar projects. Mr. Galloway also advised that there is no specific way to document these conditions. He suggested that I give you a letter that contains the conditions for approval. He also stated I should provide a copy to Chad Jacobs to go with applications and supporting documents. Mr. Galloway advised that this will make these conditions part of the public record and suffice as a legal document. Mr. Galloway further advised that the Board of Commissioners could except and approve these conditions as part of the application approval process where other recommending bodies could not. It should be noted that Mr. Galloway did not provide us with specific legal advice but provided general information and suggestions that relate to the operation and authority of the Spalding county Board of Commissioners. Below are the specific conditions and written agreement that we offer to you and the Board of Commissioners. Upon approval this signed letter will constitute as a written agreement.

1. Upon approval of the Future Land Use Map application and Zoning application, we will open the training center and apply for a business license. Prior to placing this property on the market, we will immediately re-apply for new zoning to whatever the county desires



(I believe that is currently AR-1) and have it revert back to this zoning designation. As an additional condition we will apply to have the entire property placed under a single zoning designation. While on the market we will only advertise it as AR-1 and disclose the zoning restrictions. This is a win-win for everyone. If approved, it allows us to open the training center and provide the county of Spalding with high quality firearms and safety training. The county will benefit from the obvious tax revenue from this business and the people who will visit. Local law enforcement and law enforcement from the metro area will benefit from an additional quality training facility. If we must sale this property, Spalding County will benefit because it will be an opportunity to bring the "Math Fields" property in line with desired zoning.

2. Upon approval of the Special Exception, we will construct the training center and apply for a business license. Prior to the issuance of the license, we will voluntarily have an NRA Technical Team member evaluate the indoor range portion of the training facility. This range will be built utilizing the 2012 NRA Range Source Book per county ordinance. This evaluation condition is a good faith gesture of our company to provide the safest environment for our customers and the surrounding property.
3. Upon approval a business license will be obtained and open dialogue with the county Department of Community Development will be established. Our goal is to have a successful business and be an ambassador for Spalding County. In order for this to be a successful endeavor between us and the county open communication is vital. If a concern or creditable issue is raised we need it brought to our immediate attention. After notification, the county will provide us with 60 days to fix the problem. We will work with the county to find a remedy and or a solution. If we are unable to remedy the issue in that time frame, we will voluntarily cease operations until a mutual agreement between us and the county is met.
4. Upon approval no shooting of live ammunition will be allowed outside of the approved indoor range. This includes hunting for sport, skeet shooting or any other form of shooting live ammunition outdoors. If it is discovered a person has entered the property illegally local law enforcement will be contacted immediately. It should be noted concerned citizens have reported discharging of firearms taking place on the property associated with the power lines. Should we discover the same, while it is out of our



control and not our property we will contact local law enforcement and the appropriate land owner to seek assistance in remedying this situation.

Sincerely,



Alex Scott



Heather Scott



## SPALDING COUNTY PLANNING COMMISSION Approval of June 27, 2017 Minutes

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**Requesting Agency**

Office of Community Development

---

**Requested Action**

Consider approval of June 27, 2017 minutes.

---

**Requirement for Board Action**

---

**Is this Item Goal Related?**

---

**Summary and Background**

---

**Fiscal Impact / Funding Source**

---

**STAFF RECOMMENDATION****ATTACHMENTS:**

| Description                                  | Upload Date | Type            |
|--|-------------|-----------------|
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**SPALDING COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**June 27, 2017**

The Spalding County Planning Commission held its regular monthly meeting on June 27, 2017 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: John Youmans, Chair, presiding; Bruce Ballard; Walter Cox; Sonny Eubanks; and Frank Harris.

Also present were: Chad Jacobs, Community Development Director; 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.

**Application #17-05Z:** David W. Morrison & Kimberly L. Morrison, Owners – 207 Cecil Jackson Road (3 acres located in Land Lot 229 of the 3<sup>rd</sup> Land District) – requesting a rezoning from AR-1, Agricultural and Residential and R-2, Single Family Residential, to AR-1 Agricultural and Residential.

David Morrison – 207 Cecil Jackson Road

Mr. Morrison said he would like to have more than one horse at this location. He has several horses and wants this zoning change so he can have more than one horse.

Mr. Jacobs said the staff is in favor of this application. The area at this location is AR-1.

**MOTION**

Mr. Cox made a motion to approve Application #17-05Z. The motion passed on a second by Mr. Ballard with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris; and Mr. Youmans voting for the motion.

**S/D #05-07:** Consider extension of preliminary plat for Vineyard Park Subdivision – CBD Investments, LLC, Owner – current preliminary plat expires June 28, 2017.

**MOTION**

Mr. Ballard made a motion to approve S/D #05-07. The motion passed on a second by Mr. Eubanks with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris, and Mr. Youmans voting for the motion.

Mr. Cox expressed concern over the routine approval of the extension of preliminary plats for subdivisions. With the new comprehensive plan, there is concern over whether or not plans that were approved several years ago still follow “best practices”. He would like to see some additional review regarding preliminary plan extension. A lengthy discussion was held with concern being expressed over the condition of the some of the approved subdivisions that are not being maintained by the owners. Mr. Jacobs expressed concern over whether or not a complete redesign can be required. Construction drawings are only good for two years. If there are new standards in some areas, they are required to meet those new standards. He does like the idea of requiring them to keep the grass cut and secure the area. If the owners have already put in a

substantial amount of infrastructure, he is uncertain what can be required. Mr. Galloway discussed whether or not the owners are “grandfathered”. He noted there is nothing automatic about renewals but by practice they have become automatic which was tied to the recession. It was probably in the best interest to keep those subdivision plans active. It is within the power of the County to change that informal policy. If it is going to be changed, it needs to be done “with notice”. It might be helpful to determine whether or not to “make the call” would be to develop a criteria in the ordinance specifically for renewals of preliminary plats. After further discussion, the members of the Board requested a proposed ordinance draft for the next meeting.

Mr. Cox raised some concerns regarding the Math Field application from last month. Mr. Jacobs said the application took longer because of the issues being raised about the outdoor shooting range in another part of the County. This application was for an indoor range and was not the same but the perception by the community was going to be difficult. Additionally, this use was not in the code and it would have to be included. Mr. Jacobs said he had advised the applicants that the staff recommendation would be for denial. Mr. Galloway said he made the presentation at the County Commission meeting regarding the recommendation from the Planning Commission. He advised the Board of Commissioners that approval of the application would be spot zoning. The staff recommendation follows the FLUM and the County zoning policy. Conditions were proposed but they have legal issues which were also raised with the Board regarding their proposal to have a zoning reversion. There is a possibility that this proposal for Math Field will be at a future meeting.

#### **MINUTES**

Mr. Eubanks made a motion to approve the minutes of the May 30, 2017 meeting. The motion passed on a second by Mr. Cox with Mr. Ballard, Mr. Cox, Mr. Eubanks, Mr. Harris; and Mr. Youmans voting for the motion.

#### **ADJOURN**

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

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John Youmans – Chair

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Yvonne M. Langford - Recorder