

Agenda

Board of Commissioners of Spalding County Regular Meeting October 5, 2020 6:00 PM 119 E. Solomon Street, Room 108

I. OPENING (CALL TO ORDER)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Rev. Tim E. Conort, Senior Pastor with Union Baptist Church will deliver the Invocation.

III. PLEDGE TO FLAG

Commissioner James Dutton, District #2, will lead the pledge to the flag.

IV. PRESENTATIONS/PROCLAMATIONS

1. Recognition of Kathy Gibson upon completion of the Clerks Masters Education Management Development Program from the Carl Vinson Institute of Government at the University of Georgia on September 16, 2020.
2. Elections Supervisor Marcia Ridley to provide an update on early voting and preparations for the November 3 General Election.

V. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider approval of financial statements for the two months ended August 31, 2020.

VI. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

VII. MINUTES -

1. Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020.

VIII. OLD BUSINESS -

IX. PUBLIC HEARING -

1. Conduct a Public Hearing on a street light district for Sun City Peachtree - Pod 7.

X. NEW BUSINESS -

1. Consider approval of a street light district for Sun City Peachtree - Pod 7.
2. Consider approval of the following 2020 Alcohol License Renewals for the Wholesale Sale of Beer and Wine:
 - Jackson Beverages, LLC, located 915 S. Pinehill Rd., Griffin, Ga 30224
3. Consider approval of the 2021 Alcohol License Renewal-Consumption on Premises for:
 - Victoria McDaniel-Hole N the Wall Lounge, located at 1647 N. Hill St., Griffin, GA 30223.
4. Consider the approval of the following 2021 Alcohol License Renewals for Retail Package Store
 - Carver Bottle Shop, located at 1557 D Williamson Rd., Griffin, Ga 30224
 - HUB, located at 7770 Newnan Rd., Suite A&B, Brooks, GA 30205
 - Sam's Package Store, 1301 N Hill St., Griffin, GA 30223
 - VJ Sons, located at 2004 N Expressway, Griffin, GA 30223
 - The Liquor Gate, located at 1740 Zebulon Rd., Griffin, GA 30224
5. Consider approval of the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine:
 - 362 Express, located at 1600 Williamson Rd., Griffin, Ga 30224
 - Circle K Store #2723331, located at 3420 Jackson Rd., Griffin, GA 30223
 - Expressway Food Mart, located at 2903 N Expressway, Griffin, GA 30223
 - Aman Food Mart, located at 3970 N Expressway, Griffin, GA 30223
 - Food Station, located at 1779 Zebulon Rd., Griffin, GA 30224
 - Huckaby's, located at 7652 Hwy 16 West, Brooks, GA 30205
 - Ingles Markets #457, located at 1735 Zebulon Rd., Griffin, GA 30224
 - JV's Corner, located at 1700 Zebulon Rd., Griffin, GA 30224
 - Petro Griffin, LLC, located at 1639 N Hill St, Griffin, GA 30223
 - Prince Food Mart, located at 3425 Jackson Rd., Griffin, GA 30223
 - Super Food, located at 2529 Old Atlanta Rd., Griffin, GA 30223
 - Tony's One Stop, located at 4275 Hwy 19/41, Hampton, GA 30228
 - Zetella Express, located at 4319 Newnan Rd., Griffin, GA 30223
6. Consider the approval of the following 2021 Alcohol License Renewals for Retail Sale of Beer only:
 - High Falls Country Store, located at 2662 High Falls Rd., Griffin, GA 30223.
 - Monoprix Food Mart, LLC, located at 390 Airport Rd., Griffin, GA 30224
 - S&M Grocery, located at 3244 Fayetteville Rd., Griffin, GA 30223
7. Consider approval of G-17 Disclosure Letters and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax.
8. Consider request from Spalding County Water Authority with regards to SDS (Service Delivery Strategy) and the Water contract with the City of Griffin.
9. Commissioner Dutton would like to discuss development standards for residential and commercial construction in Spalding County.

XI. REPORT OF COUNTY MANAGER

XII. REPORT OF ASSISTANT COUNTY MANAGER

XIII. REPORT OF COMMISSIONERS

XIV. CLOSED SESSION

XV. ADJOURNMENT



SPALDING COUNTY BOARD OF COMMISSIONERS
Union Baptist Church

Requesting Agency

County Clerk

Requested Action

Rev. Tim E. Conort, Senior Pastor with Union Baptist Church will deliver the Invocation.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS
Commissioner James Dutton, District #2

Requesting Agency

County Clerk

Requested Action

Commissioner James Dutton, District #2, will lead the pledge to the flag.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION



SPALDING COUNTY BOARD OF COMMISSIONERS
Georgia Master's Certified Clerk

Requesting Agency

County Clerk

Requested Action

Recognition of Kathy Gibson upon completion of the Clerks Masters Education Management Development Program from the Carl Vinson Institute of Government at the University of Georgia on September 16, 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

A Master's Certification involves 2 years of classes to become a Certified County Clerk then an additional 2 years of classes, completion of a Masters Project and submission of a Masters Project Paper that includes how what is learned in the classes attended influenced the way the project was completed.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

n/a



SPALDING COUNTY BOARD OF COMMISSIONERS Ridley Nov 3 Election

Requesting Agency

County Manger

Requested Action

Elections Supervisor Marcia Ridley to provide an update on early voting and preparations for the November 3 General Election.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

n/a



SPALDING COUNTY BOARD OF COMMISSIONERS August 31, 2020 Financial Statements

Requesting Agency

Finance Department

Requested Action

Consider approval of financial statements for the two months ended August 31, 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The two months ended August 31, 2020 are 16.67% of the budget year. General Fund revenues are 8% of budget, or \$4,421,395. General Fund expenditures are 14% of budget, or \$7,238,958.

Fire District revenues are 1% of budget, or \$84,376.02. Fire District expenditures are 14% of budget, or \$1,016,647.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> August 31, 2020 Financial Statements	9/30/2020	Cover Memo

REVENUE & EXPENDITURE STATEMENT FOR 100 GENERAL FUND

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
100 General Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$3,388,834.00	0	
31 Taxes Subtotal	\$1,253,637.63	\$2,344,805.26	\$0.00	\$38,265,198.00	6	
32 Licenses And Permits Subtotal	\$59,214.84	\$296,367.73	\$0.00	\$536,100.00	55	
33 Intergovernmental Revenue Subtotal	\$70,424.94	\$842,110.35	\$0.00	\$1,197,500.00	70	
34 Charges For Services Subtotal	\$97,891.12	\$404,806.61	\$0.00	\$5,692,547.00	7	
35 Fines And Forfeitures Subtotal	\$123,040.82	\$277,552.73	\$0.00	\$1,754,500.00	16	
36 Investment Income Subtotal	\$419.20	\$972.87	\$0.00	\$45,000.00	2	
37 Contributions/Donations Subtotal	\$260.00	\$260.00	\$0.00	\$0.00	0	
38 Miscellaneous Revenue Subtotal	\$134,609.06	\$254,519.47	\$0.00	\$2,116,430.00	12	
Revenue Subtotal	\$1,739,497.61	\$4,421,395.02	\$0.00	\$52,996,109.00	8	
Expenditure						
51 Prsnl Srvc, Empl yee Ben Subtotal	\$2,015,021.92	\$4,045,854.19	\$0.00	\$31,985,248.00	13	
52 Purch/Contracted Srvc Subtotal	\$833,521.13	\$1,893,200.40	\$274,947.25	\$11,251,428.00	19	
53 Supplies Subtotal	\$387,860.24	\$506,647.04	\$112,476.85	\$5,370,640.00	12	
54 Capital Outlay Subtotal	\$37,368.02	\$246,673.55	\$218,501.55	\$226,500.00	205	
57 Other Costs Subtotal	\$249,725.85	-\$101,600.03	\$15,442.15	\$2,114,493.00	-4	
58 Debt Service Subtotal	\$0.00	\$6,411.98	\$0.00	\$720,418.00	1	
59 Subtotal	\$1,049.40	\$4,249.40	\$16,153.96	\$0.00	0	
Expenditure Subtotal	\$3,524,546.56	\$6,601,436.53	\$637,521.76	\$51,668,727.00	14	
Before Transfers	Deficiency Of Revenue Subtotal	-\$1,785,048.95	-\$2,180,041.51	-\$637,521.76	\$1,327,382.00	-212
Other Financing Source						
39 Other Financing Sources Subtotal	\$0.00	\$261,610.00	\$0.00	\$112,000.00	234	
Other Financing Source Subtotal	\$0.00	\$261,610.00	\$0.00	\$112,000.00	234	
Other Financing Use						
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$1,439,382.00	0	
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$1,439,382.00	0	
After Transfers	Deficiency Of Revenue Subtotal	-\$1,785,048.95	-\$1,918,431.51	-\$637,521.76	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 215 EMERGENCY 911

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
215 Emergency 911 Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$275,000.00	0
34 Charges For Services Subtotal	\$102,283.12	\$208,157.59	\$0.00	\$1,276,694.00	16
38 Miscellaneous Revenue Subtotal	\$29.70	\$29.70	\$0.00	\$0.00	0
Revenue Subtotal	\$102,312.82	\$208,187.29	\$0.00	\$1,551,694.00	13
Expenditure					
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$103,218.39	\$209,412.64	\$0.00	\$1,507,191.00	14
52 Purch/Contracted Srvc Subtotal	\$16,338.13	\$30,146.82	\$0.00	\$247,258.00	12
53 Supplies Subtotal	\$1,756.72	\$1,943.38	\$0.00	\$29,455.00	7
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$40,025.00	0
Expenditure Subtotal	\$121,313.24	\$241,502.84	\$0.00	\$1,823,929.00	13
Before Transfers					
Deficiency Of Revenue Subtotal	-\$19,000.42	-\$33,315.55	\$0.00	-\$272,235.00	12
Other Financing Source					
39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$272,235.00	0
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$272,235.00	0
After Transfers					
Deficiency Of Revenue Subtotal	-\$19,000.42	-\$33,315.55	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 220 CSBG FUND

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
220 CsbG Fund						
Revenue						
	33 Intergovernmental Revenue Subtotal	\$17,124.50	\$31,819.79	\$0.00	\$148,050.00	21
	Revenue Subtotal	\$17,124.50	\$31,819.79	\$0.00	\$148,050.00	21
Expenditure						
	51 Prsnl Srvc, Emplpyee Ben Subtotal	\$0.00	\$0.00	\$0.00	\$35,614.00	0
	52 Purch/Contracted Srvc Subtotal	\$0.00	\$0.00	\$0.00	\$38,875.00	0
	53 Supplies Subtotal	\$0.00	\$0.00	\$0.00	\$73,561.00	0
	Expenditure Subtotal	\$0.00	\$0.00	\$0.00	\$148,050.00	0
Before Transfers	Excess Of Revenue Subtotal	\$17,124.50	\$31,819.79	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$17,124.50	\$31,819.79	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 225 SENIOR NUTRITION

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
225 Senior Nutrition Fund						
Revenue						
33 Intergovernmental Revenue Subtotal	\$18,770.00	\$91,323.74	\$0.00	\$429,426.00	21	
37 Contributions/Donations Subtotal	\$284.89	\$5,671.39	\$0.00	\$60,000.00	9	
Revenue Subtotal	\$19,054.89	\$96,995.13	\$0.00	\$489,426.00	20	
Expenditure						
51 Prsnl Svcs, Emplpyee Ben Subtotal	\$11,586.93	\$22,971.81	\$0.00	\$185,381.00	12	
52 Purch/Contracted Svcs Subtotal	\$1,249.90	\$2,398.97	\$0.00	\$19,931.00	12	
53 Supplies Subtotal	\$11,805.36	\$31,601.38	\$0.00	\$320,925.00	10	
Expenditure Subtotal	\$24,642.19	\$56,972.16	\$0.00	\$526,237.00	11	
Before Transfers	Deficiency Of Revenue Subtotal	-\$5,587.30	\$40,022.97	\$0.00	-\$36,811.00	-109
Other Financing Source						
39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$36,811.00	0	
Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$36,811.00	0	
After Transfers	Deficiency Of Revenue Subtotal	-\$5,587.30	\$40,022.97	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 260 IMPACT FEES FUND

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
260 Impact Fees Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$2,140,585.00	0	
34 Charges For Services Subtotal	\$43,643.84	\$241,532.86	\$0.00	\$402,315.00	60	
36 Investment Income Subtotal	\$16.93	\$84.09	\$0.00	\$32,000.00	0	
Revenue Subtotal	\$43,660.77	\$241,616.95	\$0.00	\$2,574,900.00	9	
Expenditure						
52 Purch/Contracted Svcs Subtotal	\$35.95	\$71.90	\$0.00	\$7,400.00	1	
54 Capital Outlay Subtotal	\$14,259.91	\$26,915.54	\$0.00	\$2,567,500.00	1	
Expenditure Subtotal	\$14,295.86	\$26,987.44	\$0.00	\$2,574,900.00	1	
Before Transfers	Excess Of Revenue Subtotal	\$29,364.91	\$214,629.51	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$29,364.91	\$214,629.51	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 270 FIRE DISTRICT

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
270 Fire District Fund						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$221,989.00	0	
31 Taxes Subtotal	\$43,840.14	\$74,489.46	\$0.00	\$6,895,178.00	1	
34 Charges For Services Subtotal	\$1,811.84	\$9,886.56	\$0.00	\$59,200.00	17	
Revenue Subtotal	\$45,651.98	\$84,376.02	\$0.00	\$7,176,367.00	1	
Expenditure						
51 Prsnl Srvcs, Emplyee Ben Subtotal	\$384,733.44	\$768,555.19	\$0.00	\$5,998,925.00	13	
52 Purch/Contracted Srvcs Subtotal	\$24,585.15	\$36,961.35	\$6,987.40	\$548,910.00	8	
53 Supplies Subtotal	\$35,767.30	\$59,886.92	\$48,664.88	\$375,152.00	29	
54 Capital Outlay Subtotal	\$49,489.41	\$49,489.41	\$41,045.53	\$0.00	0	
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$171,938.00	0	
57 Other Costs Subtotal	\$7,696.29	\$5,055.98	\$0.00	\$50,000.00	10	
Expenditure Subtotal	\$502,271.59	\$919,948.85	\$96,697.81	\$7,144,925.00	14	
Before Transfers	Deficiency Of Revenue Subtotal	-\$456,619.61	-\$835,572.83	-\$96,697.81	\$31,442.00	-2,965
Other Financing Use						
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$31,442.00	0	
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$31,442.00	0	
After Transfers	Deficiency Of Revenue Subtotal	-\$456,619.61	-\$835,572.83	-\$96,697.81	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 275 HOTEL/MOTEL TAX

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
275 Hotel/Motel Tax Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$50,000.00	0
31 Taxes Subtotal	\$8,153.17	\$27,901.62	\$0.00	\$292,000.00	10
Revenue Subtotal	\$8,153.17	\$27,901.62	\$0.00	\$342,000.00	8
Expenditure					
57 Other Costs Subtotal	\$15,000.00	\$30,000.00	\$15,120.20	\$230,000.00	20
Expenditure Subtotal	\$15,000.00	\$30,000.00	\$15,120.20	\$230,000.00	20
Before Transfers					
Deficiency Of Revenue Subtotal	-\$6,846.83	-\$2,098.38	-\$15,120.20	\$112,000.00	-15
Other Financing Use					
61 Other Financing Uses Subtotal	\$0.00	\$0.00	\$0.00	\$112,000.00	0
Other Financing Use Subtotal	\$0.00	\$0.00	\$0.00	\$112,000.00	0
After Transfers					
Deficiency Of Revenue Subtotal	-\$6,846.83	-\$2,098.38	-\$15,120.20	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 310 CAP PROJ - 2008

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
310 Cap Proj - 2008 Splost						
Revenue						
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$2,276,000.00	0	
36 Investment Income Subtotal	\$28.84	\$56.77	\$0.00	\$0.00	0	
Revenue Subtotal	\$28.84	\$56.77	\$0.00	\$2,276,000.00	0	
Expenditure						
54 Capital Outlay Subtotal	\$0.00	\$0.00	\$0.00	\$2,274,500.00	0	
58 Debt Service Subtotal	\$0.00	\$0.00	\$0.00	\$1,500.00	0	
Expenditure Subtotal	\$0.00	\$0.00	\$0.00	\$2,276,000.00	0	
Before Transfers	Excess Of Revenue Subtotal	\$28.84	\$56.77	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$28.84	\$56.77	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 315 CAP PROJ - 2016

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used	
315 Cap Proj - 2016 Splost						
Revenue						
	30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$3,505,351.00	0
	31 Taxes Subtotal	\$0.00	\$0.00	\$0.00	\$1,809,649.00	0
	36 Investment Income Subtotal	\$48.72	\$98.17	\$0.00	\$50,000.00	0
	Revenue Subtotal	\$48.72	\$98.17	\$0.00	\$5,365,000.00	0
Expenditure						
	54 Capital Outlay Subtotal	\$18,916.60	\$532,725.05	\$0.00	\$3,579,000.00	15
	57 Other Costs Subtotal	\$25,227.31	\$70,498.37	\$0.00	\$1,781,000.00	4
	58 Debt Service Subtotal	\$0.00	\$1,500.00	\$0.00	\$5,000.00	30
	Expenditure Subtotal	\$44,143.91	\$604,723.42	\$0.00	\$5,365,000.00	11
Before Transfers	Deficiency Of Revenue Subtotal	-\$44,095.19	-\$604,625.25	\$0.00	\$0.00	0
After Transfers	Deficiency Of Revenue Subtotal	-\$44,095.19	-\$604,625.25	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 350 CAPITAL PROJECTS

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
350 Capital Projects - Gen						
Revenue						
	30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$137,500.00	0
	Revenue Subtotal	\$0.00	\$0.00	\$0.00	\$137,500.00	0
Expenditure						
	54 Capital Outlay Subtotal	\$0.00	\$0.00	\$0.00	\$157,500.00	0
	Expenditure Subtotal	\$0.00	\$0.00	\$0.00	\$157,500.00	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	-\$20,000.00	0
Other Financing Source						
	39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$0.00	\$20,000.00	0
	Other Financing Source Subtotal	\$0.00	\$0.00	\$0.00	\$20,000.00	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 415 DEBT SERVICE 2016

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

		Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
415 Debt Service 2016 Splost						
Revenue						
	31 Taxes Subtotal	\$503,242.19	\$1,001,905.12	\$0.00	\$3,132,251.00	32
	36 Investment Income Subtotal	\$3.64	\$19.34	\$0.00	\$0.00	0
	Revenue Subtotal	\$503,245.83	\$1,001,924.46	\$0.00	\$3,132,251.00	32
Expenditure						
	58 Debt Service Subtotal	\$0.00	\$3,021,150.00	\$0.00	\$3,132,251.00	96
	Expenditure Subtotal	\$0.00	\$3,021,150.00	\$0.00	\$3,132,251.00	96
Before Transfers	Excess Of Revenue Subtotal	\$503,245.83	-\$2,019,225.54	\$0.00	\$0.00	0
After Transfers	Excess Of Revenue Subtotal	\$503,245.83	-\$2,019,225.54	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 505 WATER FUND

SPALDING COUNTY BOC

08/01/2020 To 08/31/2020

FY 2020-2021

	Current Period (\$)	YTD (\$)	Encumbrance (\$)	Budget (\$)	% Used
505 Water Fund					
Revenue					
30 Fund Balance Subtotal	\$0.00	\$0.00	\$0.00	\$194,781.00	0
34 Charges For Services Subtotal	\$496,184.22	\$837,919.48	\$0.00	\$9,147,020.00	9
36 Investment Income Subtotal	\$43.65	\$216.85	\$0.00	\$25,000.00	1
38 Miscellaneous Revenue Subtotal	\$0.00	\$500.00	\$0.00	\$0.00	0
Revenue Subtotal	\$496,227.87	\$838,636.33	\$0.00	\$9,366,801.00	9
Expenditure					
51 Prsnl Srvc, Emplpyee Ben Subtotal	\$24,428.34	\$48,822.07	\$0.00	\$364,632.00	13
52 Purch/Contracted Srvc Subtotal	\$514,767.78	\$525,167.75	\$0.00	\$6,767,080.00	8
53 Supplies Subtotal	\$33,377.98	\$124,715.21	\$0.00	\$397,115.00	31
54 Capital Outlay Subtotal	\$1,427.00	\$3,087.00	\$0.00	\$400,000.00	1
55 Interfund/Interdept Chrgs Subtotal	\$0.00	\$0.00	\$0.00	\$59,984.00	0
56 Depreciation/Amortization Subtotal	\$0.00	\$0.00	\$0.00	\$194,465.00	0
58 Debt Service Subtotal	\$99,310.42	\$198,620.84	\$0.00	\$1,183,525.00	17
Expenditure Subtotal	\$673,311.52	\$900,412.87	\$0.00	\$9,366,801.00	10
Before Transfers					
Deficiency Of Revenue Subtotal	-\$177,083.65	-\$61,776.54	\$0.00	\$0.00	0
Other Financing Source					
39 Other Financing Sources Subtotal	\$1,660.00	\$3,450.00	\$0.00	\$0.00	0
Other Financing Source Subtotal	\$1,660.00	\$3,450.00	\$0.00	\$0.00	0
After Transfers					
Deficiency Of Revenue Subtotal	-\$175,423.65	-\$58,326.54	\$0.00	\$0.00	0



SPALDING COUNTY BOARD OF COMMISSIONERS Approval of Minutes

Requesting Agency

County Clerk

Requested Action

Consider approval of minutes for the Spalding County Board of Commissioners Extraordinary Session and Executive Session on September 21, 2020 and the Spalding County Board of Commissioners Zoning Public Hearing on September 24, 2020.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> 2020/9/21 Extraordinary Session Minutes	9/28/2020	Backup Material
<input type="checkbox"/> 2020/9/24 Zoning Public Hearing Minutes	10/1/2020	Backup Material

MINUTES

The Spalding County Board of Commissioners held their Extraordinary Session in Room 108 of the Spalding County Annex on Monday, September 21, 2020, beginning at 6:00 p.m. with Chairperson Gwen Flowers-Taylor presiding. Commissioners James Dutton and Rita Johnson were present for the meeting. Commissioners Bart Miller and Donald Hawbaker was absent from the meeting. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Michelle Irizarry, County Attorney, Stephanie Windham, Citizen Engagement Specialist, Rachel Conort and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) by Chairperson Gwen Flowers-Taylor.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

The Invocation was delivered by Senior Pastor Thomas Hill of Crestview Baptist Church.

III. PLEDGE TO FLAG

Commissioner Rita Johnson, District #3, led the pledge to the flag.

IV. APPOINTMENTS

1. Consider reappointment of John Hamilton and Rico McCrary to the Region IV Emergency Medical Services Advisory Council for a term to expire on June 30, 2022.

Mr. Wilson stated their terms have expired and they are our representatives to this Council. Mr. Hamilton has been on the Council for years, but he will now be in the appointment as the Chief of the City of Griffin Fire Department.

Motion/Second by Dutton/Johnson to reappoint John Hamilton and Rico McCrary to the Region IV Emergency Medical Services Advisory Council for a term to expire on June 30, 2022. Motion carried unanimously by all.

V. PRESENTATIONS/PROCLAMATIONS

1. Consider approval nunc pro tunc of Proclamation declaring Monday, August 14, 2020 as Camille Proctor Berry Appreciation Day in the Spalding County, Georgia.

Mr. Wilson advised there is no one here this evening to receive the Proclamation. Ms. Berry's church requested the Proclamation upon her 100th Birthday and it was presented to her, on her birthday and she was very grateful. He then added that the Board may remember Ms. Berry and her husband from their work as volunteers at the hospital. Ms. Berry was a pink lady at the hospital for many, many decades.

Motion/Second by Dutton/Johnson to approve the proclamation nunc pro tunc of Proclamation declaring Monday, August 14, 2020 as Camille Proctor Berry Appreciation Day in the Spalding County, Georgia. Motion carried unanimously by all.

2. Recognition of volunteers and sponsors of the August 30 Census event held at Fairmont Park.

Rachel Conort, Citizen Engagement Specialist, stated this year has been the big Census push and Spalding County had not been as responsive as we had hoped to be back in March so it was extended until September 30th. We realized, as a county, this was something that we couldn't do by ourselves and we have been very fortunate that Masonic Lodge 317 PHA assisted in the event at the Fairmont Community Center on August 30th. The Masons did all of the barbeque cooking for the day, they began at 8:30 a.m. and they were out there until well after 5:00 p.m. cleaning up and we could not have done this without them. We have a few of the members here this evening and we have a plaque we would like to represent to the Masons in appreciation of their rad work with the Census.

Chairperson Flowers-Taylor then read the plaque: "Spalding County presents this Certificate of Appreciation to Griffin Lodge 317 PHA on the 21st day of September 2020 for their dedication and commitment during the Census event at Fairmont Community Center in making Spalding County the place to live, work and play."

Ms. Conort also stated that Tony Slaton, a member of the Fairmont Community, took time to accompany Ms. Conort through the Fairmont Community prior to the event. Even though Mr. Slaton could not be here this evening she wanted to express her thanks for his help during this initiative.

Mr. Johnson with the Griffin Lodge 317 PHA stated that they had a really good time working with Rachel. He stated that she worked them hard, but he wanted the Board to know that anytime the County needs them, their hands are open and they will do anything that the County needs them to do.

Chairperson Flowers-Taylor stated that she would also like to thank Tony Slaton props because he recognized that Rachel should probably not be walking alone in the Fairmont Community, so he teamed up with her and accompanied her to any place she needed to go to make sure she was safe and Chairperson Flowers-Taylor stated that she really appreciated that. She also wanted to extend a special thanks to the City Church of Griffin for their participation in bringing the free ice cream truck which was much appreciated because it was so hot that day.

Chairperson Flowers-Taylor then extended a personal "thank-you" to the Griffin Lodge because they have always been willing to step up and do what needed to be done and she looks forward to working with them more in the future.

3. The Spalding County Fire Department would like to recognize 4 employees for 30+ years of service with Spalding County.

Brian Klaassen - 35 years of service
Tim Henderson - 30 years of service
Barry Wilson - 30 years of service
Dexter Jester - 30 years of service

Chief Polk and Chief Byrd then presented the four employees with their service awards.

Mr. Henderson stated that Spalding County has been a great place to work, he has seen a lot of change. He stated he never really wanted to be a fireman, he started as a fireman as the result of a mini-recession in 1988, 89 and 90. He had gone to school to be an engineer but this gave him the opportunity for insurance and benefits he didn't have and he has come a long way. He appreciates the opportunity he has had at Spalding County, it has been a

fulfilling career. He never anticipated that he would enjoy it this much and that is why he has stayed around so long. It has been a true honor to serve the people of Spalding County.

4. Jordon Jewkes, with the Jewkes Law Firm, would like to update the Board on their progress in providing Indigent Defense Services for Spalding County.

Jordan Jewkes, 126 Hill Street, Griffin, Georgia, stated that when they were awarded this contract in June of this year, one of the commitments they made was to report back to the Commission on how they are doing and get feedback from the Commission on how they can improve. He feels this is an important part of this process. He stated this has been a unique experience.

Mr. Jewkes then advised that he wanted to introduce his team to the Board, so they would know who was in the courtrooms, on the phones, on the conference rooms meeting with the folks in Spalding County. He then introduced his State Court Team: Terence Malloy and Ian Bucy, both of these gentlemen are fantastic employees who are working very hard. Terence has 20-years of experience and is heading the ship and Ian has been practicing for a couple of years, he graduated from Notre Dame Law School. They are both doing a phenomenal job.

Mr. Jewkes then stated that their caseload right now is very high. He thought they would be entering into this with 3-400 cases; however, they inherited 962 cases and they currently have over 1,000 cases. They haven't tried a single case to date because of the COVID pandemic; however, they are ready once the courts start hearing cases again.

Mr. Jewkes provided the board with the feedback requested. He stated that they were open to any other questions the Board would like to have added to the survey. Right now, there are only 3 questions on the survey, but they were very pleasantly surprised with the feedback to date. This survey is electronic and it is sent to every client that closes a case. He advised that they have closed approximately 45 cases and only 15 have responded. He advised they have long way to go, but they are getting there. He stated that Terence and Ian are working with the State Court, Judge Thacker and Patrick Shephard and they have been very helpful.

Terence Malloy added that one member of the team was unable to be here this evening, our Court Administrator for both State Court and Juvenile Court, Ms. Chastity Porter. We inherited 900+ cases and we have opened approximately 145 new cases since August 1st. Mr. Malloy stated that the survey that was given to the Board does not include all of the cases we have closed for numerous reasons. We will be more diligent in trying to get the feedback and the numbers will change significantly, probably six months from now they can give us some better data.

Commissioner Johnson then asked if a question could be added to the survey: "Would you hire this group, or would you recommend this group to a friend or relative?"

Mr. Jewkes advised that they could add anything to the survey that the Board would like to have added.

Chairperson Flowers-Taylor then wished the firm the best and stated she looked forward to their next update.

Mr. Jewkes then introduced the attorney heading up the Juvenile Court representation, Matlie Sundeen. She has done a phenomenal job on the

Juvenile Court, her father is a Superior Court Judge in Butts County. They do not have survey data from this area as yet because of the small number of cases.

Mr. Jewkes state the rest of the team here this evening is Ava Standard and Venessa Davis who is from Griffin. Ms. Davis mans the phone and does a lot of the scheduling.

Commissioner Dutton then stated that as someone who works in the courtroom that the level of proactivity that he has seen from this firm is impressive and is a breath of fresh air and he really appreciates it.

VI. PRESENTATION OF FINANCIAL STATEMENTS – None.

VII. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

Deandre White, 226 Ellis Circle, Griffin – Spoke regarding renaming Camp Stephens.

VIII. MINUTES –

1. Consider approval of minutes for the Spalding County Board of Commissioners Special Called Meeting on August 17, 2020, the Spalding County Board of Commissioners Regular Meeting on August 17, 2020 and the Spalding County Zoning Public Hearing on August 27, 2020.

Motion/Second by Johnson/Dutton to approve the minutes of the Spalding County Board of Commissioners Special Called Meeting on August 17, 2020, the Spalding County Board of Commissioners Regular Meeting on August 17, 2020 and the Spalding County Zoning Public Hearing on August 27, 2020. Motion carried unanimously by all.

IX. CONSENT AGENDA -

1. Consider approval on second reading an ordinance amending the FY 2021 Budget Ordinance to provide carryover funding for the Spalding County Department of Family & Children's Services.

Motion/Second by Dutton/Johnson to approve on second reading an ordinance amending the FY 2021 Budget Ordinance to provide carryover funding for the Spalding County Department of Family & Children's Services. Motion carried unanimously by all.

X. OLD BUSINESS – None.

XI. NEW BUSINESS -

1. Consider approval of a new 2020 Alcohol License for Retail Sale of Beer and Wine for:

Shirley Ellis for Circle K Store #272331, located at 3420 Jackson Road.

Mr. Wilson advised that they have met all of the qualifications for a new license and staff recommends approval there were no adverse conditions found.

Motion/Second by Johnson/Dutton to approve a new 2020 Alcohol License for Retail Sale of Beer and Wine for: Shirley Ellis for Circle K Store #272331, located at 3420 Jackson Road. Motion carried unanimously by all.

2. Consider approval of an addendum to the Smart Communications Agreement that would provide Video Visitation with the Inmates at the Correctional Institution.

Mr. Wilson stated that this is an addendum to our existing contract, we currently have a contract with this company that provides emails and mail to our inmates and video visitation is a new feature they are offering and we would like to try it out. There are precautions that are built into the Ipad and will only show the face of the inmate and the person doing the visitation and if you move it in any other direction other than the face, it will automatically turn off. Mr. Wilson then added that it is a great thing for the CI especially with COVID 19 and these are available to the inmates while they are in the CI.

Motion/Second by Johnson/Dutton to approve an addendum to the Smart Communications Agreement that would provide Video Visitation with the Inmates at the Correctional Institution. Motion carried unanimously by all.

3. Consider request from Griffin Ballet Theatre, Inc. to lease the Annex parking area located at 124 E. Broad Street, Griffin on October 30th and 31st for their October performances.

Mr. Wilson advised that Mitch Flanders with Griffin Ballet Theater, Inc. is here to address the Board regarding this request.

Mitch Flanders, 1126 Placid Road, Griffin, Georgia stated he is here this evening to request the use of the Annex Parking Area for their performance of "Ghost." As you know all of the theaters have been closed and they have had to close their business for performances, so they decided to do an outdoor event. They have talked to the City and they have given their approval to utilize their parking area for a portable stage. They have outlined all the spaces they can use for social distancing for the performances and they expect around 400 people. They want to do it on Halloween Weekend and they need the Boards permission to use the space.

Mr. Wilson stated that the parking lot has been leased in the past to movie production companies and if the Board approves your lease, we will move the county vehicles so that you will have full use of the parking area. The only thing we cannot do, we are not in the business of renting the portable restrooms and additionally, there is no water or electrical hook-up for them out back like there is over at the Park @ 6th and the Park @ 6th events are generally with our partners.

Mr. Flanders stated they have looked into Port-A-Potties and will set that up and that won't be an issue.

Motion/Second by Dutton/Johnson to approve the request from Griffin Ballet Theatre, Inc. to lease the Annex parking area located at 124 E. Broad Street, Griffin on October 30th and 31st for their October performances. Motion carried unanimously by all.

4. Consider approval of an amplification permit request from Mr. Humberto Colon to hold a wedding on his property located at 1650 N. Walkers Mill Road.

Mr. Wilson stated that both Community Development and the Sheriff's Office have reviewed this request and there is no problem with the request. You may recall, there was a problem with an earlier request; however, Mr. Colon has been able to get his property inspected by an engineer and the engineer confirmed that his property does meet the minimal residential requirements, but it does not meet the commercial requirements should he want to use this as a commercial venue.

Commissioner Flowers-Taylor then expressed her concern regarding the balcony and the small bathroom with a potential crowd that will be attending a wedding.

Mr. Humberto Colon stated that the balcony nor the small bathroom would be utilized by anyone attending the wedding. Those two locations are for personal use by he, his wife and his son only, they will not be available to those attending the wedding.

Motion/Second by Dutton/Johnson to approve the amplification permit request from Mr. Humberto Colon to hold a wedding on his property located at 1650 N. Walkers Mill Road on October 10, 2020 from 4:30 p.m. to 9:30 p.m. Motion carried unanimously by all.

5. Consider approval of an amplification permit request from Outreach Ministries, Inc. to hold outdoor Church Services at their property located at 2025 North Hill Street during the month of October 2020.

Mr. Wilson stated the request is for October 4-28, on Sundays from 9:00 a.m. to 2:30 p.m. and on Wednesdays from 6:00 p.m. to 9:00 p.m. Historically, amplification permits are not for an entire month. There is no structure on this location and to our knowledge, there is no electricity.

Robert Tanner, 520 Lakewood Drive, Griffin advised they are planning to have temporary power placed at the location. There will be a tent set up for the meetings and they will have outside His and Her Port-A-Potties brought in for this function.

Mr. Wilson asked if their group had spoken to Community Development about temporary power?

Mr. Tanner advised that they have talked with Community Development and were told that they could obtain temporary power.

Commissioner Dutton asked why the event? Is there a revival or a special reason for this event?

Mr. Tanner stated that due to COVID-19 a lot of their members haven't been to church and they are trying to do an event where all the members can come

and attend church service.

Chairperson Flowers-Taylor then asked if in the event they are unable to get temporary power they will have some other means of being able to generate electricity that would be available to them?

Mr. Tanner advised that they do have generators.

Motion/Second by Dutton/Johnson to approve an amplification permit request from Outreach Ministries, Inc. to hold outdoor Church Services at their property located at 2025 North Hill Street during the month of October 2020 on Sundays from 9:00 a.m. to 2:30 p.m. and on Wednesday evenings from 6:00 p.m. to 9:00 p.m. Motion carried unanimously by all.

6. Consider approval of an amplification permit request from Kimsey Willis to hold a Wedding and Reception on his family's Pecan Orchard located on North 2nd Street Extension near Kennedy Road on Saturday, September 26, 2020 from 6:00 p.m. to 10:00 p.m.

Mr. Wilson stated that Community Development and the Sheriff's Department have no problem with this request. Staff recommends approval and Mr. Willis is here to answer any questions the Board may have.

Motion/Second Johnson/Dutton to approve an amplification permit request from Kimsey Willis to hold a Wedding and Reception on his family's Pecan Orchard located on North 2nd Street Extension near Kennedy Road on Saturday, September 26, 2020 from 6:00 p.m. to 10:00 p.m. Motion carried unanimously by all.

7. Set a date for a Public Hearing to establish a street lighting district for Sun City Peachtree - Pod 7.

Mr. Wilson stated that staff is recommending October 5, 2020.

Motion/Second by Dutton/Johnson to set a Public Hearing to establish a street lighting district for Sun City Peachtree - Pod 7 on October 5, 2020. Motion carried unanimously by all.

8. Consider rescheduling Zoning Public Hearings to November 16th and December 7th as the original dates conflict with County Holidays.

Mr. Wilson stated that we have to advertise these dates in advance that is why we have to go ahead and push them up. November 16th will be our second

meeting in November and December 7 could be our only meeting in December and usually is with the consideration of Item #9 on this agenda.

Motion/Second by Dutton/Johnson to reschedule Zoning Public Hearings to November 16th and December 7th as the original dates conflict with County Holidays. Motion carried unanimously by all.

9. Consider cancellation of the December 21, 2020 Commissioners meeting.

Motion/Second by Dutton/Johnson to cancel the December 21, Commissioners meeting. Motion carried unanimously by all.

XII. REPORT OF COUNTY MANAGER

- ✓ Building Permits for the month of August is 31, which brings the total for the year to 167. What is interesting is the average size of the homes during August was 3,169 square feet and the average size for the eight (8) months is 3,102 square feet. Staff feels we will end the year around the 270-280 mark on our homes.
- ✓ July 2020 SPLOST numbers for the month of July is \$916,485.51 which is 7.4% greater than the same period last year and is the third month in a row we have been over \$900,000 bringing our average to \$779, 167.43 which is 11.31% above our estimate.
- ✓ Blood Drive – There were 48 total donations, 2 gave platelets, 2 gave plasma and 5 gave double reds. This time we used Life South. We are going to rotate between Red Cross and Life South. The hospital here uses Life South and when he found that out he decided we would do one blood drive for each organization every year. Life South was very organized, very nice and he wanted to thank the City because they helped us get up to those numbers.
- ✓ Disc Golf Report – We had 178 players here for the Southern National Disc Golf Tournament representing 7 states for the three days they played disc golf over the Labor Day weekend. They all loved the facilities and the four courses that we have are Tyus Park, Dundee Lake Park and the Lakes at Green Valley has two courses.
- ✓ Noresco improvements at the courthouse and other county buildings are underway. We signed a contract with Noresco for energy saving improvements to county building and through the energy savings we will be able to put a new roof and new HVAC units at the Law Enforcement Complex. They were at the Annex Building for about a week, they have been down at the Senior Center, Public Works, Correctional Institution and the Jail and they are doing a great job. No tax dollars involved and the savings from energy improvements will help us pay for the roof and HVAC units.
- ✓ He reminded everyone of the Griffin-Spalding Strategic Plan. They reported back that all of the Spalding County Commissioners, including Commissioner elect Bowlden have spoken with UGA and we are looking forward to getting this kicked off after the first of the year. This is a Strategic Plan for Griffin and Spalding County.
- ✓ Today we had a meeting in this room. We had the Spalding County Water Authority, the Development Authority, representatives from the City of Griffin and Spalding County Commissioners and everyone agreed that we need to work together for Economic Development over the next 5 years. Make jobs and new industry happen in this community and not worry about who takes credit.
- ✓ We had a bridge inspection this morning and we will be closing Moore Road over the Flint River Tributary located between County Line Church Road and Birdie Road. It will be closed all week for bridge repair, there will be a detour and a press release went out around 4:30 this afternoon.
- ✓ Tax Commissioner has finally been able to get the software to talk to each other and if her numbers hold true, the County will be adopting the rollback millage rate and we will probably do this at a Special Called Meeting on the 7th of October. We are waiting on the School Board to tell us what they are going to do. They will be meeting on October 6th and according to OCGA 48-5-32 they have to meet and recommend a millage rate to the County before we can adopt it. Plus, everything has to run in the paper for 7 days in advance.

XIII. REPORT OF ASSISTANT COUNTY MANAGER

- Since the beginning of September, Animal Control has made two trips to the Foundation which resulted in 20 animals being fixed and vaccinated.
- We had the groundbreaking for the new shelter.
- Since promoting the bricks, we have sold 7-8 bricks. So if anyone is interested in purchasing a brick, make sure that you see Rachel Cornort or Animal Control.
- We should be receiving the check for Spay and Neuter from the Department of Agriculture this week or next week.
- Fire Department had two graduates from the Georgia Fire Academy on Friday and one of them Mr. Fowl, received the top grade point average award for the class.
- Weekly site testing for COVID is still on Wednesday.
- The Fire Department also hosted a Car Seat Technician recertification class, there were 13 people in attendance which represented many of the entities around Spalding County.
- The Fire Department is also preparing for the Fair that starts on Friday.
- On October 29th they will be having the Annual Flu Shot exercise from 7:00 a.m. to 7:00 p.m. at the Fire Department Administrative Building.
- This is the last week of National Emergency Preparedness Week.
- Saturday, we did have a retirement reception for Mr. Jeffrey Chambers in the Fire Department and it went very well. He received one of the sketches of the courthouse and he stated that he was actually across the street from it when it burned. There were a lot of good stories for 32 years of service.

XIV. REPORT OF COMMISSIONERS.

Rita Johnson – Stated she would put the sale of the bricks out on FaceBook, she has had a lot of people asking her about the bricks.

The Water Authority Meeting today was a great meeting. Initially, she was dreading it, but she learned something and she really enjoyed the meeting. She is excited about the outcome of that meeting. Chairman Flowers-Taylor asked some really good questions and she believes with the different groups working together we should see some progression economically in our area hopefully soon.

She wanted to thank Lodge 317 for coming out to participate in the Census Event at Fairmont. She had the opportunity to visit with the group and get to know them. It was a hot Sunday, but mission accomplished there were 400+ people that were registered.

James Dutton – Apologized for not being able to attend the 1:00 p.m. meeting he was still in court.

He wanted to add that the Sheriff's Office just had three new Post graduates. They were on the jail side of the Office and now that they are Post certified they can go on the road.

Wanted to thank Lodge 317 for their assistance, we appreciate your willingness to serve. He stated he wished every organization in the county would get as involved with the community as this group does.

Mr. White came in to speak today regarding Camp Stephens and he is totally right, Alexander Stephens comments are totally indefensible. Alexander Stephens also had nothing to do with that camp, he was never there, he never gave a speech there. He just happened to be a Confederate leader from Georgia, so they named it after him, but the Camp really had nothing to do with him, so the idea of renaming it, he feels has merit. That being said, he's not sure he would want to be the individual it gets renamed after. It would be like having Auschwitz renamed after you. That said there are some confederate soldiers from Spalding County, there is an Admiral buried in the confederate cemetery. Or renaming it to something innocuous like Camp 1861. It is a confederate location, it is a confederate monument, something happened there, preserving that history for the good or the bad is important to note the same as a concentration, acknowledging it is a fact of history and this is what happened. All that said, because it is a civil war monument, he doesn't know who can rename it, it probably involve more than just our board voting. There may be some State folks that would have to get involved in it. He feels this is something that needs to be looked into.

He wanted to say again what a great job the new public defender firm is doing. He is hearing nothing but good things from the community and nothing but good things from the legal side of the community.

He wanted to put on the record tonight, before the School Board comes and says something differently, we are very in favor of rolling back that millage rate and he can't wait to do that.

The Kiwanis- Spalding County Fair starts Friday. Last year, about a week before the fair, Bell City Amusement who the Kiwanis Club had been using for many, many years informed the club that they weren't going to come that they were going to send a smaller set of rides like they have in grocery store parking lots and Kiwanis was informed by the group Bell City subcontracted to when they drove up and with no prior notice. Bell City contracted with the group to do the fair and gave us no warning. This year, the club have gotten out of the contract with Bell City and have hired an even larger fair company and this group will really do a good job for them.

On Tuesday night at the Fair, there will be a Demolition Derby and he is very excited. He wishes he had know about it sooner so that he could try to get the Sheriff to use one of their old cars in the derby. The fair has some great attractions like the demolition derby and they are also going to have a beauty pageant for the little kids and adults and all of the proceeds to help in the community.

He advised there was a rumor going around that there weren't going to be corndogs, that is not true. The Kiwanians are not going to run it, but there will be corndogs at the fair this year.

He then invited everyone to come out to play bingo as well, it will be Commissioner Dutton's first year, he is working on his certification to become a GBI Certified Bingo Caller.

Gwen Flowers-Taylor – She had a chance to go this past Wednesday to the Health Department, they are still doing free COVID-19 testing. Very easy, it took about two minutes to sign up for it online. They told her the results would be back in 5-7 days, the next morning when she opened her email up the results was back.

Mr. Wilson also mentioned on October 29th, the flu shots, it will be the drive-thru flu shots again. Basically, you give your name, address and email address and they will give you a shot in your arm and you drive on through. There is no cost. It is going to be very important for people to get their flu shots this year, because there is very little way to distinguish between the symptoms of COVID-19 and the flu.

Mr. Wilson mentioned the Disc Golf Tournament that was held over the Labor Day Holiday, there was also a Pickleball Tournament. There were approximately 100 people who participated, it was an in-state tournament. Everyone was practicing

social distancing and wearing their masks. Park and Rec was out assisting on the different courts and hopefully they had a very good day. They have brought a lot of tourism dollars to the community since they started.

She wanted to mention about Camp Stephens, at City Park about half-way around the circle there is a big tub sitting out there and there is a confederate monument sticking up, but it is leaning to the side. It doesn't have anybody's name on it, it is called Camp Northern. She gets it, it is a place marker, but it is not named after someone. The County's involvement with Camp Stephens came with whomever it was that had been maintaining it could no longer maintain it and not sure what the arrangement is, but somehow Parks and Rec partnered with the group and helped them clean it up and she feels as a park in general, she is always glad to have a park. But in this day and age we need to be brave enough to take a step that we should not have statues in the presence of people who have been oppressed by people who are represented by the statue. So from her standpoint, she will be wanting to look at that. It puts her in mind to ask about General Griffin, who's statue is in front of the City Hall. Her position is these are attestations to history. You cannot erase history, but when you go to a concentration camp, you know what it is there for, it is there because you want to remind you that you should not go there again. We have a place in this community for Confederate Monuments and should a monument be moved there, that's fine. But she thinks that us paying taxpayer dollars to support a confederate camp of a known racist/slave owner and maybe we didn't know that then, but we are in a place now where we need to recognize that and we need to act appropriately. She thanked Mr. White for coming to share the information because she feels the conversation needed to take place.

XV. CLOSED SESSION –

Chairperson Flowers-Taylor requests an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary actions or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Motion/Second by Johnson/Dutton to enter into an Executive Session at 7:22 p.m. for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary actions or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6). Motion carried unanimously by all.

Motion/Second by Dutton/Johnson to adjourn the Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary actions or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6) at 8:24 p.m. Motion carried unanimously by all.

XVI. ADJOURNMENT

Motion/Second by Dutton/Johnson to adjourn the meeting at 8:25 p.m. Motion carried unanimously by all.

/s/ _____ /s/ _____
Gwen Flowers-Taylor, Chairperson William P. Wilson, Jr., Clerk

MINUTES

The Spalding County Board of Commissioners held a Zoning Public Hearing in Room 108 of the Spalding County Annex on Thursday, September 24, 2020, beginning at 6:00 p.m. with Chairperson Gwen Flowers-Taylor presiding. Commissioners James Dutton, Rita Johnson and Bart Miller were present for the meeting. Commissioner Donald Hawbaker and County Manager, William Wilson were absent from the meeting. Also present were Assistant County Manager, Michelle Irizarry, Zoning Attorney, Newton Galloway, and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) by Chairperson Gwen Flowers-Taylor.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Commissioner Rita Johnson, District #3 delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner Bart Miller, District #4, led the pledge to the flag.

IV. PUBLIC HEARINGS

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 as they relate to matters being considered by the Board of Commissioners on this Agenda. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

V. NEW BUSINESS

1. **Application #20-12S:** Pilkenton-Murray, LLC, Owner - 1027 Waverly Drive (0.752 acre located in Land Lot 170 of the 2nd Land District) - requesting a Special Exception to revise condition of special exception to reduce the minimum lot size in the R-1 District.

Mr. Galloway asked that Items 1 and 2 be considered together and that the items be voted on individually.

Mr. Galloway advised that the two items involved a detention pond and the ownership of the detention pond at Flint Mill Estates. Flint Mill Estates was approved and development commenced before the recession occurred. It was approved as what is called a "country club" subdivision which requires special exception approval for lot size reduction and increased amenities. The development was approved based on a development plan which showed the location of a detention pond on lots located at 1027 and 1029 Waverly Drive. As the staff report notes, the County prefers that a detention pond not be part of a residential lot and this application removes the detention from 1027 and 1029 Waverly and will provide for ownership of the detention pond by the HOA. However, since this was originally approved as a special exception subdivision, it comes back to the Board utilizing the same format. So, as a result of the Special Exception if it is approved, the space indicated as the detention pond will be owned by the HOA and the lots at 1027 and 1029 Waverly Way will be reduced accordingly.

Staff recommended approval and the Board of Zoning Appeals also recommended approval by a vote of 4-0.

Niles Murray, 1016 Waverly Drive, although he had signed up to speak, he didn't have anything to add to what Mr. Galloway had presented. He stated he would answer any questions the Board may have.

Commissioner Flowers-Taylor stated that everything that was granted in the application in 2005 says under no circumstances will any lot be less than two acres.

Mr. Galloway advised that the Special Exception for the Country Club Subdivision allows the reduction in lot size in return for amenities and other criteria. So, the lots in the subdivision were not going to be at two acres to begin with. The initial provision was that they would not be less than .75 acres.

Mr. Murray advised that the two lots being reduced by the detention area will now be .649 each which is a 10th of an acre less.

Mr. Galloway stated it is a 10th acre reduction in both lots and the Flint Mill HOA is given title and responsibility to the detention pond.

Chairperson Flowers-Taylor then asked if the remainder of the subdivision had been built out?

Mr. Galloway stated that they are in the process of building out the subdivision, they have a number of houses in it. It is not fully built out.

Mr. Murry stated that his company had purchased the vacant lots and they are steadily selling them and houses are being built out there right now. We feel the detention pond needs to be part of the HOA and we feel that is being accomplished by this request.

Motion/Second by Dutton/Johnson to approve Application #20-12S: Pilkenton-Murray, LLC, Owner - 1027 Waverly Drive (0.752 acre located in Land Lot 170 of the 2nd Land District) - requesting a Special Exception to revise condition of special exception to reduce the minimum lot size in the R-1 District. Motion carried unanimously by all.

2. **Application #20-13S:** Pilkenton-Murray, LLC, Owner - 1029 Waverly Drive (0.775 acre located in Land Lot 170 of the 2nd Land District) - requesting a Special Exception to revise condition of special exception to reduce the minimum lot size in the R-1 District.

Motion/Second by Dutton/Johnson to approve Application #20-13S: Pilkenton-Murray, LLC, Owner - 1029 Waverly Drive (0.775 acre located in Land Lot 170 of the 2nd Land District) - requesting a Special Exception to revise condition of special exception to reduce the minimum lot size in the R-1 District. Motion carried unanimously by all.

3. **Application #20-07Z:** James S. Wade, Jr., Owner - Butch Armistead, Agent - 1206 Enterprise Way (2.50 acres located in Land Lot 117 of the 2nd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mr. Galloway stated that this application pertains to 2.5 acres on Enterprise way which is the frontage road on the east side of the by-pass. It is currently zoned C-1 and was previously used by Griffin Appliance and also a company called Polaris Four Wheelers. The commercial use ceased about 1½ years ago, but the Commercial Zoning remained. The proposed use is similar, they want to repair, build and sell turbo chargers for four wheelers and motor cycles up to the size of John Deere Tractors, most of which will be done inside of the building. The proposed zoning district is C-1B which is consistent with

property located along 19-41 and the By-Pass, the only difference between C-1 and C-1B is they are able to have outside storage.

Ms. Bell in her staff report recommended approval finding that the proposed use is consistent with the FLUM and consistent with nearby properties; however, she did recommend imposition of three conditions:

- All parking is to be done on paved surfaces.
- Maintained neat and orderly.
- No parking in the right-of-way; and,
- No junk vehicle storage outside of the building.

The Planning Commission recommended approval, but added three additional conditions:

- Property use would be limited to that stated in the rezoning application, meaning the repair, building and selling of turbo chargers.
- Any tractor trailer parking would be limited to 72 hours, so it doesn't become a storage site for the business; and,
- Business license issuance would be contingent upon the paving of the parking lot.

With those conditions the Planning Commission approved the application by a vote of 4-0.

So, you have a staff recommendation of approval and a Planning Commission approval with the conditions as stated.

Jessie Armisted, Jr., 127 New Hope Road, Zebulon stated he is here this evening to answer any questions the Board may have regarding this rezoning.

Commissioner Dutton then asked if this is for turbo chargers on four-wheelers?

Mr. Armisted stated he needed to make one correction on what was originally stated, these turbo chargers can go on four-wheelers, tractors, automobiles, trucks as well as tractor trailer trucks. These turbo charges can be from the size of a fist up to the size of a beachball. Most of the product will be either hand delivered or UPS and they will ship it out. It is one of the four businesses in the State of Georgia that actually rebuilds and sells the turbo chargers.

Commissioner Dutton then stated that he just has a concern that it will look like what is next door and what is across the street.

Mr. Armisted stated that it was going to be done and done right.

Commissioner Dutton added that with the conditions that have been added onto the request, we should have sufficient teeth to make sure it is going to be done right.

Mr. Galloway stated that the conditions were imposed by the planning commission for aesthetics to make sure it is kept in that condition. And he believes that most of the work is done inside.

Mr. Armisted then added that 99.9% of the work will be done inside the building. There is no reason to be outside.

Commissioner Dutton added that 19-41 is a throughway for the County and sort of a billboard for the community when people drive through and right

now there is essentially a junk yard across the street from this property and right next door it looks very orderly at times, but at other times it also looks like a junk yard. He would hate for this property to become an eyesore.

Chairperson Flowers-Taylor then stated there is an existing building at the location, so there will be no rehabbing to the outside of the building.

Mr. Armisted stated that they would be taking a sign down, there shouldn't be any major renovations, most will be done on the interior of the building.

Chairperson Flowers-Taylor then asked why the Planning Commission put the condition regarding big rigs being parked at the location.

Mr. Galloway stated that he would defer to Mr. Armisted on that as he was not present at the P&Z when that was discussed.

Mr. Armisted advised that one of the members of the committee stated at the location of one of these businesses in Atlanta, they had tractor trailers parked outside and he just didn't want that. He stated that they would pull the tractor trailer in, pull the turbo charger off and rebuild it, but that will not be done at this location.

Chairperson Flowers-Taylor then wanted to know what was the difference if they were doing it for a car or a four-wheeler, that is one of your customers. That is a restriction on the business itself. If it takes 4-5 days to rebuild a super-charger. She doesn't understand why this is even part of this.

Commissioner Dutton stated that it is an aesthetic issue, we don't want this to be a junk yard, we don't want it to be a bunch of dilapidated vehicles. They can pull the truck in, remove it's turbo charger and then move the truck out.

Mr. Armisted said they have three days to do it, you pull the truck in, you pull it around back. The parking space is for the retail public when they walk in and a customer wants to buy a brand new turbo charger, but most of the stuff will be delivered by FedEx or from Atlanta and it would come into the back side where the warehouse doors.

Chairperson Flowers-Taylor then expressed her concern over the fact that if someone brings in an 18-wheeler to have the turbo charger removed and fixed then reinstalled, when people with four-wheelers and SUV's do not have the three-day restriction on their vehicles.

Mr. Armisted stated that he got the impression that the Planning Commission was concerned that trailers were going to be put out there and utilized for storage.

Chairperson Flowers-Taylor then stated that she feels like that is what should be noted as a condition, that no Connex containers will be placed on the property for storage, not the current wording where you can't leave a tractor trailer on the property for more than 72 hours.

Mr. Galloway stated that noting that the motion was made by Mr. Harris, he is betting that it was an as aesthetic issue. So, if you are concerned about the parking limitation, you can revise the condition to reflect that the trailer cannot be used for storage.

Chairperson Flowers-Taylor stated that she would be more comfortable saying that. If it is about the aesthetics, then you need to address that, no pick out one particular type of vehicle that these people may actually have as customers then making a hardship on them.

Commissioner Dutton stated he feels that may make an even greater

hardship, because then they may have to defend the existence of the one. If a truck is out there and someone says it is being used for storage they can argue that it is not. However, if we say that a truck can only be there for 72 hours and it has been there for that length of time, we can ask that it be removed. He feels it imposes a greater hardship on them, if it is not a clear cut rule.

Mr. Armisted then asked about what amount of the lot would need to be paved.

Chairperson Flowers-Taylor asked what the pave parking requirements were for the building size?

Mr. Galloway advised there is a guideline governing paving and spaces.

Mr. Armisted advised that he had a survey showing the potential parking spaces and he wanted to know if the Board was in agreement with the survey.

Mr. Galloway stated that Ms. Bell would need to review the survey to determine if the spaces met the required number of spaces according to the zoning laws and would be making the call when the plans and business license were submitted. She has seen the plan and is aware of it.

Ms. Irizarry advised that issuance of a business license would be contingent upon completion of the paved parking.

APPLICATION FOR JAMES STANLEY WADE, JR.
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;

REZONING APPLICATION #20-07Z

RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled "C-1, Highway Commercial;"

WHEREAS, James Stanley Wade, Jr., applicant, applied for a change in zoning classification to be applied to the within described property to "C-1B, Heavy Commercial;"

WHEREAS, such application was filed with Spalding County, Georgia on June 25, 2020;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on September 24, 2020, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that tract or parcel of land lying and being in Land Lot 117 of the 2nd District, Spalding County, Georgia, being more particularly shown and designated as 2.50 acres, on a plat of survey entitled "Retracement Survey for James Stanley Wade, Jr., prepared by S. J. Reeves, Registered Land Surveyor, No. 2675, dated June 18, 2020, said parcel being more particularly described as follows:

Beginning at a ½" rebar found at the intersection of the east right-of-way of Enterprise Way (50' R/W) and the north line of Land Lot 117, said point being 147.57 feet from the right-of-way of Kalamazoo Dr. and the Point of Beginning; thence South 88°01'24" East, a distance of 821.24 feet to a ½" rebar found; thence South 88°07'25" East, a distance of 71.33 feet to a 1" open top pipe found; thence South 00°59'55" West, a distance of 97.21 feet to a ½" rebar set; thence South 88°45'45" West, a distance of 892.65 feet to a ½" rebar found on the east right-of-way line of Enterprise Way; thence North 00°48'51" East, along the east right-of-way line of Enterprise Way a distance of 147.15 feet to the Point of Beginning.

Containing 2.50 acres, more or less.

From "C-1, Highway Commercial" to "C-1B, Heavy Commercial" District.

Section 2: Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

- a. All parking must be on paved surfaces, and maintained in a neat, orderly manner;
- b. No parking is allowed on the right-of-way;
- c. No junked or otherwise non-functional vehicles may be stored outside the building;

- d. Property use would be limited to that stated in the rezoning application, meaning the repair, building and selling turbo chargers;
- e. Any tractor trailer parking would be limited to 72 hours, so it doesn't become a storage site for the business; and
- f. Business license issuance would be contingent upon the paving of the parking lot.

Section 3:

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, Section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On September 24, 2020, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County: All that tract or parcel of land lying and being in Land Lot 117 of the 2nd District, Spalding County, Georgia, containing 2.50 acres, 1206 North Expressway, zoned C-1B, Conditional.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

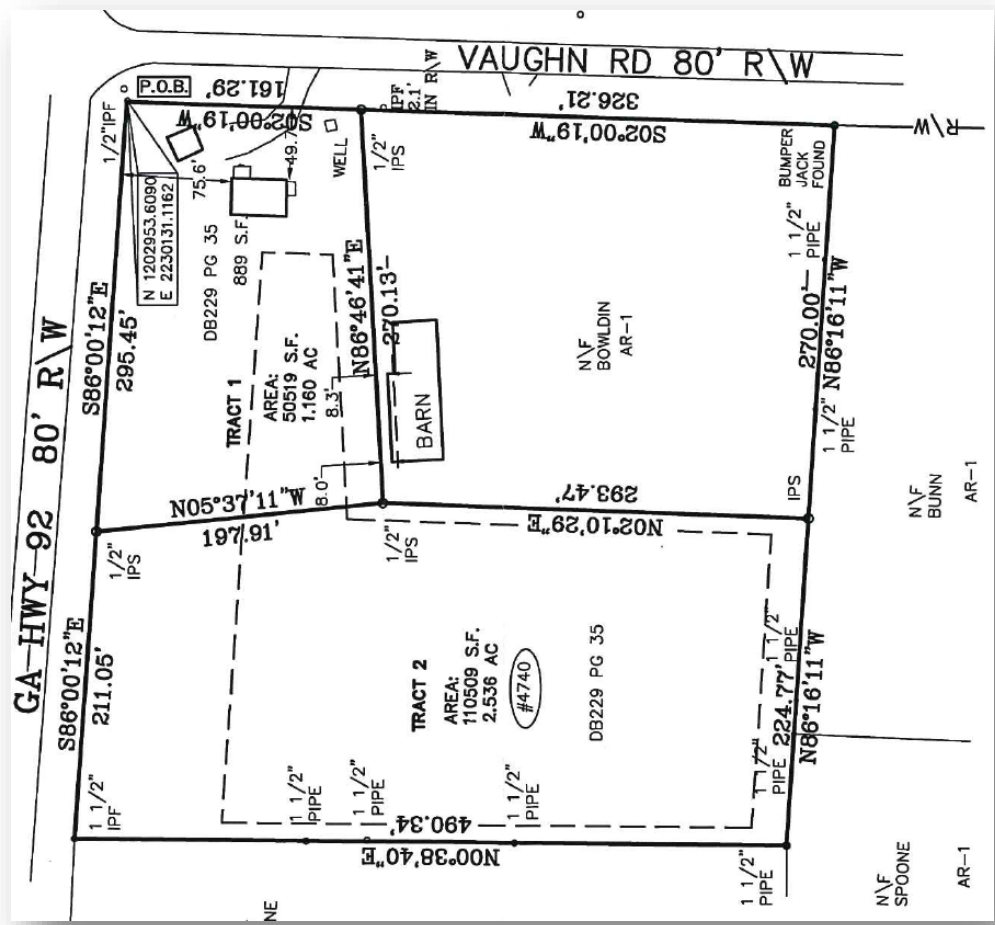
Motion/Second by Dutton/Miller to approve Application #20-07Z: James S. Wade, Jr., Owner - Butch Armistead, Agent - 1206 Enterprise Way (2.50 acres located in Land Lot 117 of the 2nd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial with conditions recommended by both staff and the Planning Commission. Motion carried 3-1 (Flowers-Taylor).

- 4. **Application #20-08Z:** Alton Riley Bowlden & Betty May Bowlden, Owners - Gregory A. Bowlden, Agent - 4740 Fayetteville Road (3.696 acres located in Land Lot 109 of the 4th Land District) - requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential.

Mr. Galloway stated that this rezoning application involves the division of 3.696 acres at the intersection of GA-92 and Vaughn Road and it is requested for the purpose of dividing property that is within an estate. Tract 1 is the property subject to the rezoning request from AR-1 to R-2, the property is non-conforming and variances to allow the house and the lot as it is shown on the plat were approved by the Board of Zoning Appeals when they approved variance and set-backs of minimum lot size.

Tract 2 is to remain Agricultural Residential (AR-1) and be consolidated with the tract that is currently owned by Mr. Bowlden and abuts the parcel and fronts on Vaughn Road. Ms. Bell recommended approval of rezoning tract 1 to R-2, he asked that the Board keep in mind that the variances have already been approved. She imposed one condition, that being tract 2 must be consolidated with the Bowlden tract within 30 days following rezoning approval. The

Planning Commission also recommended approval with staff's proposed condition.



Mr. Gregory Bowlden, 2555 Vaughn Road, Griffin stated that he would be requesting that the two properties, the one marked as Tract 2 and the one marked as Bowlden be combined under the AR-1. His sister will be getting the house on the corner where his father's old home is will be rezoned to R-2.

Mr. Galloway then stated, just so the Board is clear, Tract 2 will belong to Mr. Gregory Bowlden and you will combine that with the property that fronts on Vaughn and Tract 1 will belong to your sister if the Board approves the rezoning.

Chairperson Flowers-Taylor asked if there was anyone living in the house on Tract

Mr. Bowlden stated that it was his father's house and he had passed away, but that they would be remodeling the home for his sister.

APPLICATION FOR ALTON RILEY BOWLDEN
AND BETTY MAY BOWLDEN/GREGORY A. BOWLDEN
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;

REZONING APPLICATION #20-08Z

RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power

to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled "AR-1, Agricultural and Residential;"

WHEREAS, Alton Riley Bowlden & Betty May Bowlden/Gregory A. Bowlden, applicant, applied for a change in zoning classification to be applied to the within described property to "R-2, Single Family Residential;"

WHEREAS, such application was filed with Spalding County, Georgia on July 8, 2020;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on September 24, 2020, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All that tract and or parcel of land lying and being in Land Lot 109 of the 4th Land District of Spalding County, Georgia and being more particularly described as follows:

Commence at the southern R/W of GA Hwy 92 80' R/W and the western R/W of Vaughn Road 80' R/W ½" IPF and being the TRUE POINT OF BEGINNING; thence running S 02°00'19"W a distance of 161.29' to a ½" IPS; thence running S 86°46' 41" W a distance of 270.13' to a ½" IPS; thence running N 05°37'11" W a distance of 197.91' to a ½" IPS; thence S 86°00'12" E a distance of 295.45' and TRUE POINT OF BEGINNING.

Said tract contains 1.160 acres.

From “AR-1, Agricultural and Residential” to “R-2, Single Family Residential” District.

Section 2: Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

- g. Applicant must record the recombination plat, showing that tract 2 is being combined with Parcel #257-01023A, within 30 days of the approval of the rezoning.

Section 3:

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, Section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On September 24, 2020, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County: All that tract or parcel of land lying and being in Land Lot 109 of the 4th District, Spalding County, Georgia, containing 1.160 acres, 4740 Fayetteville Road, zoned R-2, Conditional.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

Motion/Second by Dutton/Miller to approve Application #20-08Z: Alton Riley Bowlden & Betty May Bowlden, Owners - Gregory A. Bowlden, Agent - 4740 Fayetteville Road (3.696 acres located in Land Lot 109 of the 4th Land District) - requesting a rezoning from AR-1, Agricultural and Residential, to R-2, Single Family Residential with the conditions as recommended by staff. Motion carried unanimously by all.

- 5. **Application #20-09Z:** Legion of All-Stars, LLC, Owner - Richard P. Lindsey, Agent - 1316 Martin Luther King Jr. Parkway (2 acres located in Land Lot 117 & 118 of the 2nd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mr. Galloway stated that this rezoning application involves two acres that are currently undeveloped on the by-pass that seeks rezoning from C-1 to C-1B for a sales and display lot for pre-fabricated sheds and barns. Applicant will not have an office at the location when they start but has submitted a proposed circular site plan for the traffic. Ms. Bell recommended approval with four conditions:

- The buildings be placed in a neat, orderly manner.

- No buildings will be placed on the right-of-way.
- Property is limited to that set out in the application.
- Any lighting shall use full cut-off fixtures.

The Planning Commission unanimously recommended approval with the staff conditions and it is now before you for discussion, consideration and approval.

Mr. Richard Lindsey, 200 West Park Drive #280, Peachtree City, Ga. stated he is representing the applicant here this evening. This is proposed to be a display area on 19-41. Right now, his business is located south of this lot by the Dollar Store, but in that area he cannot have display. His client would like to purchase this property to construct an oval drive and have the sheds, buildings and cottages attractively displayed. There are two residential lots located behind this property, his client has written to both owners. He didn't receive any response from one of the property owners, but the other property owner did send a letter of support for the requested rezoning.

Mr. Lindsey advised that initially there is no plans for an office; however, they may add a small office sometime in the future. If they add the office, that is when the lighting would go in and that is when a parking lot would go in as required by the ordinance, but initially there will not be an office on the site.

Chairperson Flowers-Taylor then asked about paving for where the vehicles would be on the property.

Mr. Lindsey advised it would be a graveled oval. There is currently a paved driveway that comes off of 19-41 that goes onto the adjoining property and the gravel drive will come off of that paved area.

Commissioner Dutton then stated that the change from C-1 to C-1B would be for the outdoor storage, but this is going to be limiting the outdoor storage to the prefab barns and building.

Commissioner Johnson asked if there were some sheds out there already?

Mr. Lindsey advised the lots are currently vacant lots, there is nothing on the lots in question.

APPLICATION FOR LEGION OF ALL-STARS, LLC
FOR REZONING CERTAIN PROPERTY
LOCATED WITHIN SPALDING COUNTY, GEORGIA;

REZONING APPLICATION #20-09Z

RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA
AND
THE OFFICIAL ZONING MAP OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, under the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia the within described property is currently classified under the zoning classification entitled “C-1, Highway Commercial;”

WHEREAS, Legion of All-Stars, LLC, applicant, applied for a change in zoning classification to be applied to the within described property to “C-1B, Heavy Commercial;”

WHEREAS, such application was filed with Spalding County, Georgia on July 20, 2020;

WHEREAS, such application was reviewed by the Spalding County Planning Commission, and a hearing on the application was conducted by the Board of Commissioners of Spalding County, Georgia on September 24, 2020, pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia that the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia shall be and are hereby amended as follows:

Section 1: The Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia designating the boundaries of the several types or classes of zoning districts shall be, and is hereby amended so as to change the zoning classification applicable to the following described property:

All and only that parcel of land lying and being in Land Lots 117 & 118 of the 2nd Land District, Spalding County, Georgia, being more particularly described as follows:

To find the point of beginning start at the southwesterly intersection of U.S. Route 19 & 41 (State Route 3) and O'Dell Road rights-of-way; thence south along the eastern edge of the U.S. Route 19 & 41 (State Route 3) right-of-way a distance of 1111.81 feet to the POINT OF BEGINNING; thence N 89°39'24" E a distance of 248.34 feet to an iron pin found; thence S 00°08'54" W a distance of 78.72 feet to an iron pin found; thence S 00°03'28" E a distance of 264.65 feet to a point; thence S 07°36'53" W along an arc of 7.06 feet with a radius of 161.77 feet to an iron pin found; thence S 89°42'15" W a distance of 248.12 feet to an iron pin found being on the edge of the U.S. Route 19 & 41 (State Route 3) right-of-way; thence N 00°04'25" E a distance of 84.25; thence N 00°07'07" E along the U.S. Route 19 & 41 (State Route 3) right-of-way a distance of 265.91 feet to the point of beginning being an area of 87,076 square feet or 1.999 acres as shown on that certain survey prepared by Paramount Surveys dated July 7, 2020.

From “C-1, Highway Commercial” to “C-1B, Heavy Commercial” District.

Section 2: Pursuant to the authority granted to it by virtue of the Zoning Ordinance of Spalding County, Georgia, Section 414 (L) and upon a determination by the Board of

Commissioners of Spalding County, Georgia that application of certain conditions on the amendment benefit the public and promote the best interests of the general welfare of the people, the following conditions shall be imposed upon the amendment to the Zoning Ordinance of Spalding County, Georgia and the Official Zoning Map of Spalding County, Georgia, as follows:

- h. All building placement must be maintained in a neat, orderly manner;
- i. No building placement is allowed on the right-of-way;
- j. The use of the property is limited to the use stated in the rezoning application; and
- k. Any lighting shall use full cut-off fixtures.

Section 3:

(a) Pursuant to the requirements of the Zoning Ordinance of Spalding County, Georgia, Section 2302 (B), the Official Zoning Map of Spalding County, Georgia shall be amended to reflect the change made hereby to read as follows:

On September 24, 2020, by official action of the Board of Commissioners of Spalding County, Georgia, the following change was made in the Official Zoning Map, Spalding County: All that tract or parcel of land lying and being in Land Lots 117 & 118 of the 2nd District, Spalding County, Georgia, containing 1.999 acres, 1316 Martin Luther King Jr. Parkway, zoned C-1B, Conditional.

(b) The Chairman of the Board of Commissioners of Spalding County, Georgia is directed and authorized to execute such notice of the amendment of the Official Zoning Map of Spalding County, Georgia.

(c) The Zoning Administrator is authorized and directed to enter such notice of the amendment of the Official Zoning Map of Spalding County, GA thereon.

Section 4: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 5: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

Motion/Second by Dutton/Johnson to approve Application #20-09Z: Legion of All-Stars, LLC, Owner - Richard P. Lindsey, Agent - 1316 Martin Luther King Jr. Parkway (2 acres located in Land Lot 117 & 118 of the 2nd Land District) - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial with conditions as recommended by staff. Motion carried unanimously by all.

VI. Other Business:

1. Consider a resolution to extend moratorium for approval of Group Home, Transitional and/or Personal Care Home within Spalding County, Georgia previously approved by Board of Commissioners on March 26, 2020.

Chairperson Flowers-Taylor asked Mr. Galloway what the actual expiration date of this moratorium will be?

Mr. Galloway advised that the expiration date is the end of October. He then advised that Planning and Zoning would have the ordinance to consider next Tuesday night. Mr. Wilson asked that the extension be requested just in case

Planning and Zoning had a problem, it may not come to you before expiration of the moratorium and more time may be needed. The Ordinance is done and the Ordinance will be before Planning and Zoning next Tuesday night and will come to the Board, unless we have Special Exception applications, it will probably be the only agenda item for October.

Mr. Galloway stated that the reason we had to redo the ordinance is because we had drafted the criteria for approval of a personal care home to be consistent with State regulations and the State regulations totally changed and so what we have done, the Ordinance has picked up the current State regulations to move forward and it is based on a completely different arrangement from what we use to have. A family personal care home, a congregate personal care home, those definitions are gone and we have had to completely redo that and had to redo it in each zoning district. The ordinance first will address where the principle concern is and that is in the residential classes, how these fit into residential zones or not. There are changes to the commercial zones as well, but when the Board receives requests it is always for residential dwellings and the regulations completely changed.

Chairperson Flowers-Taylor asked that it be extended to December 31, 2020 instead of March 2021.

Motion/Second by Miller/Johnson to approve extending the moratorium for approval of Group Home, Transitional and/or Personal Care Home within Spalding County, Georgia until December 31, 2020. Motion carried unanimously by all.

VII. CLOSED MEETING – None.

VIII. ADJOURNMENT

Motion/Second by Johnson/Dutton adjourn the meeting at 6:59 p.m. Motion carried unanimously by all.

/s/ _____
Gwen Flowers-Taylor, Chairperson

/s/ _____
William P. Wilson, Jr., Clerk



SPALDING COUNTY BOARD OF COMMISSIONERS Street Light District - SCP Pod 7

Requesting Agency

Office of Community Development

Requested Action

Conduct a Public Hearing on a street light district for Sun City Peachtree - Pod 7.

Requirement for Board Action

Is this Item Goal Related?

No

Summary and Background

New street light district has been requested by Pulte Homes. Lights have been approved by Central Georgia EMC and meet street lighting standards approved by Spalding County. Pod 7 district will cost \$2,016.00 annually.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL.****ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Central Georgia EMC Correspondence	9/23/2020	Backup Material
<input type="checkbox"/> Petition for Street Lighting	9/23/2020	Backup Material
<input type="checkbox"/> Underground Wiring-Outdoor Lighting Agreement	9/23/2020	Backup Material
<input type="checkbox"/> Street Light Placement Map	9/23/2020	Backup Material
<input type="checkbox"/> Display Ad	9/29/2020	Backup Material



Central Georgia EMC

923 S. Mulberry Street / Jackson, Georgia 30233 / Phone (770) 775-7857
Fax (770) 775-3022 / www.cgemc.com

09/04/2020

Spalding Co. Commissioners
C/O Ms. Cindy McDaniel
P.O. Box 1087
Griffin, GA 30223

RE: Sun City Pod 7 Lights

Ms. McDaniel,

Per your request, please find enclosed a lighting layout for Pod 7. I have indicated each of the light locations in pink and green. Below is a breakdown of the cost and type of lights for this pod.

Pod 7 will consist of (7) black acorn led lights @ \$24/ light/month for a total monthly rental fee of \$168.00

Upon receipt of the signed contract, I will proceed with the ordering process for the above lights. Feel free to give me a call with any questions or concerns at 770-504-7867.

Thank You,

Daniel Williams
Lead Staking Technician

Enclosures

PETITION FOR STREET LIGHTING

We, the undersigned, all being property owners of the Spalding County Street Lighting District SCP Pod 7 do hereby petition Spalding County Board of Commissioners for the placement of street lights through our subdivision or street(s).

Each of us does hereby pledge and consent to levying of a lien by Spalding County against property we own for the purpose of payment of the cost of placing and operating the street lights. There are 39 (number) lots currently existing in Street Light District SCP Pod 7 and each owner as shown on the tax records had affirmatively signed this petition or their indication for disapproval is noted herein.

This petition represents 39 (number) affirmative votes, 100 % of this district to be effective in this request. Your signature on this petition indicates that you have read and fully understand all information as prescribed on page 1 of this petition.

Personally appeared before me, a Notary Public, the undersigned property owner who states on oath that the facts contained herein are true and correct.

Sworn to and subscribed before me, this 2 day of September 2020.

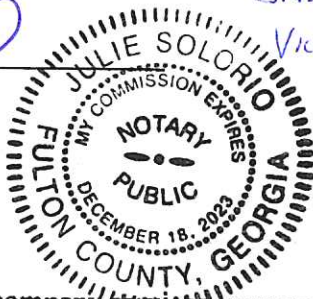
[Signature]
Property Owner

Jason Garmon

Vice President of Land

[Signature]
Notary Public

(Seal)



Please indicate which utility company services your proposed Street Light District:

Georgia Power _____ City of Griffin _____ Central GA EMC X Other _____

CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION
923 SOUTH MULBERRY STREET
JACKSON, GEORGIA 30233

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: Spalding Co Commissioners Acct. No.: 12426-026 Loc. No.: 1007-29-704
(Print Name as Listed on Bill Card)

Address: P.O. Box 1087 Griffin, GA. 30223 Pod 7 Lights

I (we) hereby apply for a lease of outdoor lighting equipment to Central Georgia EMC under the terms and conditions set forth below:

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity 7 Rate 12 Class 7 Cost Per Month \$ 24.00 each Total Cost \$ 168.00 per month Description: Led Black Acorn Lights
Quantity Rate Class Cost Per Month \$ each Total Cost \$ per month Description:
Quantity Rate Class Cost Per Month \$ each Total Cost \$ per month Description:
Quantity Rate Class Cost Per Month \$ each Total Cost \$ per month Description:

TOTAL COST PER MONTH \$ 168.00

Total CIAC (Contribution in Aid of Construction) = \$ 0.00

3. The corporation reserves the right to increase or decrease rates of outdoor lighting without prior written notice to each individual lessee.

4. Fixtures served by underground wiring will be available at these rates when the underground cable is buried in the same trench with the underground distribution system and the excess trench required does not exceed thirty (30) feet per fixture for a small LED fixture or eighty (80) feet per fixture for a large LED fixture or post top LED fixture. A contribution in aid of construction shall be paid in advance for the footage in excess of the base allowance.

5. I (we) will perform all trenching, install duct furnished by the Corporation, backfill, and complete the paving to the mutual satisfaction of all parties concerned where underground wiring is desired and paving or other obstacles exist.

6. I (we) ~~will pay in advance~~ a contribution in aid of construction in the amount of the current installed cost of additional pole(s) if more than one pole must be installed. The additional pole(s) will remain the property of the Corporation.

7. All lighting equipment, wiring, etc. will be furnished by the Corporation.

8. The Corporation will perform ordinary maintenance of light and equipment which will be done during normally scheduled working hours. Current overtime fee per service call shall be paid to the serviceperson making the repairs when requested at any time other than the normal working hours.

9. I (we) will pay for replacement of any equipment damaged or destroyed by vehicle collision or vandalism.

10. I (we) will pay the lease for the light(s) at the rates above according to current billing procedures. The Corporation may discontinue service without further notice if the bill is not paid.

11. The corporation shall use reasonable care to maintain constant service but shall not be liable for interruption through acts of God, strikes, labor troubles, or any other causes beyond the control of the Corporation.

12. I (we) will pay a Membership or Additional Service fee and be bound by the provisions of the Articles of Incorporation, Bylaws, and rules of the Corporation that may be adopted from time to time.

13. This agreement shall become effective on the date of service is first delivered and shall remain in effect for 5 years and thereafter until terminated by either party's giving three month notice.

14. This agreement shall be binding upon the successors, legal representative, and assigns of the respective parties hereto.

15. The Corporation reserves the right to shield the light or relocate the pole and light if objected by the adjacent landowners.

16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from the easement over the lands of the lessee adjacent to the easement and lying between public and private roads and easements.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Thursday, September 24, 2020, **GRIFFIN DAILY NEWS A3**

NOTICE OF PUBLIC HEARING

The Spalding County Board of Commissioners will hold a Public Hearing on **Monday, October 5, 2020** during the Regular Meeting, which begins at **6:00 p.m.**, in room 108 of the Spalding County Courthouse Annex, 119 East Solomon Street, Meeting Room 108, Griffin to consider the establishment of a street lighting district for the following:

Sun City Peachtree: Pod 7

All interested citizens are invited to attend

**William P. Wilson, Jr.
County Manager**



SPALDING COUNTY BOARD OF COMMISSIONERS Street Light District - SCP Pod 7

Requesting Agency

Office of Community Development

Requested Action

Consider approval of a street light district for Sun City Peachtree - Pod 7.

Requirement for Board Action

Is this Item Goal Related?

No

Summary and Background

New street light district has been requested by Pulte Homes. Lights have been approved by Central Georgia EMC and meet street lighting standards approved by Spalding County. Pod 7 district will cost \$2,016.00 annually.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**APPROVAL.****ATTACHMENTS:**

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09/04/2020

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Lead Staking Technician

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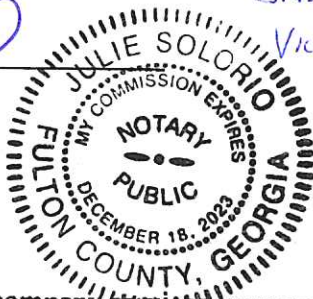
[Signature]
Property Owner

Jason Garmon

Vice President of Land

[Signature]
Notary Public

(Seal)



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Print Name: _____

Title: _____

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Sun City Peachtree: Pod 7

All interested citizens are invited to attend

**William P. Wilson, Jr.
County Manager**



SPALDING COUNTY BOARD OF COMMISSIONERS 2020 Alcohol License Renewal-Wholesale

Requesting Agency

Office of Community Development

Requested Action

Consider approval of the following 2020 Alcohol License Renewals for the Wholesale Sale of Beer and Wine:

- Jackson Beverages, LLC, located 915 S. Pinehill Rd., Griffin, Ga 30224

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all Alcohol Licenses must be approved by the Board of Commissioners.

Is this Item Goal Related?

Summary and Background

Applications for the 2020 Alcohol License Renewals have been received in the Community Development. All criteria has been met for the issuance of the renewal.

Fiscal Impact / Funding Source


Fees collected:

- Jackson Beverages, LLC \$500.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
 County Manager's Recommendation to the BOC	9/25/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: September 25, 2020
RE: 2021 License Renewal- Wholesale Dealer

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Wholesale Dealer for the following (all criteria has been met for renewal of license):

- William J. Madison-Jackson Beverages, LLC located at 915 S. Pinehill Rd., Griffin, GA 30224. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clh



SPALDING COUNTY BOARD OF COMMISSIONERS

2021 Alcohol License Renewal-Consumption on Premises

Requesting Agency

Office of Community Development

Requested Action

Consider approval of the 2021 Alcohol License Renewal-Consumption on Premises for:

- Victoria McDaniel-Hole N the Wall Lounge, located at 1647 N. Hill St., Griffin, GA 30223.

Requirement for Board Action

Pursuant to Spalding County Code of Ordinance, all Alcohol Beverage Licenses must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

Applications for the 2021 License Renewals have been received in the Community Development Office. All criteria has been met for the issuance of the 2021 Alcohol License.

Fiscal Impact / Funding Source

Fees collected:

\$3400.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> County Manager's Rec to BOC	10/1/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: October 1, 2020
RE: 2021 License Renewal- Consumption on Premises

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Consumption on Premises for the following (all criteria has been met for renewal of license):

Victoria McDaniel-Hole N The Wall Lounge, located at 1647 N. Hill Street, Griffin, GA 30223.
Consumption on Premises. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



SPALDING COUNTY BOARD OF COMMISSIONERS 2020 Alcohol License Renewal-Package Store

Requesting Agency

Office of Community Development

Requested Action

Consider the approval of the following 2021 Alcohol License Renewals for Retail Package Store

- Carver Bottle Shop, located at 1557 D Williamson Rd., Griffin, Ga 30224
- HUB, located at 7770 Newnan Rd., Suite A&B, Brooks, GA 30205
- Sam's Package Store, 1301 N Hill St., Griffin, GA 30223
- VJ Sons, located at 2004 N Expressway, Griffin, GA 30223
- The Liquor Gate, located at 1740 Zebulon Rd., Griffin, GA 30224

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all alcohol license renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

Applications for the 2021 Alcohol License Renewals have been received in the Community Development Office. All criteria has been met for the issuance of the 2021 Alcohol License.

Fiscal Impact / Funding Source

Fees collected for the Renewal of Retail Sales Package Store:

- Carver Bottle Shop \$3600.00
- HUB \$3600.00
- Sam's Package Store \$3600.00
- VJ Sons \$3600.00
- The Liquor Gate \$3600.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> County Manager's Rec to BOC	9/25/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
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COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners

FROM: William P. Wilson, Jr., County Manager

DATE: September 25, 2020

RE: 2021 License Renewal- Retail Sales Package Store

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales Package Store for the following (all criteria has been met for renewal of license):

- Atulkumar Patel-Carver Bottle Shop located at 1557 D Williamson Rd., Griffin, GA 30223. Beer, Wine and Liquor. No Violations.
- Karim Dodhia-HUB located at 7770 Newnan Rd A-B Brooks, GA 30205. Beer, Wine and Liquor. No Violations.
- Diand Suk Choi-Sam's Package Store located at 1301 N. Hill St., Griffin, GA 30223. Beer, Wine and Liquor. No Violations.
- Sotetra Kong-The Liquor Gate located at 1740 Zebulon Rd., Griffin, GA 30224. Beer, Wine and Liquor. No Violations.
- Vijaykumar Patel-Vijhem, LLC located at 2004 N. Expressway, Griffin, GA 30223. Beer, Wine and Liquor. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clh



SPALDING COUNTY BOARD OF COMMISSIONERS

2021 Alcohol License Renewals-Retail Sale of Beer and Wine

Requesting Agency

Office of Community Development

Requested Action

Consider approval of the 2021 Alcohol License Renewals for Retail Sale of Beer and Wine:

- 362 Express, located at 1600 Williamson Rd., Griffin, Ga 30224
- Circle K Store #2723331, located at 3420 Jackson Rd., Griffin, GA 30223
- Expressway Food Mart, located at 2903 N Expressway, Griffin, GA 30223
- Aman Food Mart, located at 3970 N Expressway, Griffin, GA 30223
- Food Station, located at 1779 Zebulon Rd., Griffin, GA 30224
- Huckaby's, located at 7652 Hwy 16 West, Brooks, GA 30205
- Ingles Markets #457, located at 1735 Zebulon Rd., Griffin, GA 30224
- JV's Corner, located at 1700 Zebulon Rd., Griffin, GA 30224
- Petro Griffin, LLC, located at 1639 N Hill St, Griffin, GA 30223
- Prince Food Mart, located at 3425 Jackson Rd., Griffin, GA 30223
- Super Food, located at 2529 Old Atlanta Rd., Griffin, GA 30223
- Tony's One Stop, located at 4275 Hwy 19/41, Hampton, GA 30228
- Zetella Express, located at 4319 Newnan Rd., Griffin, GA 30223

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all Alcohol License Renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

Applications for Alcohol License Renewals have been received in the Community Development Office. All criteria has been met for the issuance of the 2021 licenses.

Fiscal Impact / Funding Source

Fees collected for Retail Sale of Beer and Wine:

- 362 Express \$1100.00
- Circle K Store #2723331 \$1100.00
- Expressway Food Mart \$1100.00
- Aman Food Mart \$1100.00
- Food Station \$1100.00
- Huckaby's \$1100.00
- Ingles Markets #457 \$1100.00
- JV's Corner \$1100.00
- Petro Griffin \$1100.00

- Prince Food Mart \$1100.00
- Super Food \$1100.00
- Tony's One Stop \$1100.00
- Zetella Express \$1100.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
📎 County Manager's Rec to BOC	9/25/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners

FROM: William P. Wilson, Jr., County Manager

DATE: September 25, 2020

RE: 2021 License Renewal- Retail Sales – Beer and Wine

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer and Wine for the following (all criteria has been met for renewal of license):

- Sadru Ali-Zetella Z, LLC located at 4319 Newnan Rd., Griffin, GA 30223. Beer and Wine. No Violations.
- Chirag Desai-Tony's One Stop located at 4275 N. Expressway., Hampton, GA 30228. Beer and Wine. No Violations.
- Shanaz Bhaidani-Super Food located 2529 Old Atlanta Rd, Griffin, GA 30223. Beer and Wine. No Violations.
- Shukat Sadruddin-Prince Food Mart located at 3425 Jackson Rd, Griffin, GA 30223. Beer and Wine. No Violations.
- Pravinbhai Patel-Expressway Food Mart located at 2903 N. Expressway, Griffin, GA 30223. Beer and Wine. No Violations.
- Akber Jiwani-362 Express, located at 1600 Williamson Rd., Griffin, GA 30224. Beer and Wine. No Violations.
- Shirley Ellis-Circle K Store #2723331, located at 3420 Jackson Rd., Griffin, GA 30223. Beer and Wine. No Violations.
- Shehnaz Motani-Aman Food Mart, located at 3970 N Expressway, Griffin, GA 30223. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: September 25, 2020
RE: 2021 License Renewal- Retail Sales – Beer and Wine

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer and Wine for the following (all criteria has been met for renewal of license):

- Yasmin Jiwani-Food Station, located at 1779 Zebulon Rd., Griffin, GA 30224. Beer and Wine. No Violations.
- Richard Corbin-Huckaby's, located at 7652 Newnan Rd., Brooks, GA 30205. Beer and Wine. No Violations.
- Phillip Beckler-Ingles Markets #457, located at 1735 Zebulon Rd., Griffin, GA 30224. Beer and Wine. No Violations.
- Yasmin Jiwani-JV's Corner, located at 1700 Zebulon Rd., Griffin, GA 30224. Beer and Wine. No Violations.
- Suryakant Patel-Petro Griffin, LLC, located at 1639 N Hill St., Griffin, GA 30223. Beer and Wine. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clt



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 Alcohol License Renewals-Retail Sale of Beer Only

Requesting Agency

Office of Community Development

Requested Action

Consider the approval of the following 2021 Alcohol License Renewals for Retail Sale of Beer only:

- High Falls Country Store, located at 2662 High Falls Rd., Griffin, GA 30223.
- Monoprix Food Mart, LLC, located at 390 Airport Rd., Griffin, GA 30224
- S&M Grocery, located at 3244 Fayetteville Rd., Griffin, GA 30223

Requirement for Board Action

Pursuant to Spalding County Code of Ordinances, all Alcohol License Renewals must be approved by the Board of Commissioners.

Is this Item Goal Related?

No

Summary and Background

Applications for 2021 Alcohol License Renewals have been received in the Community Development Office. All criteria has been met for the issuance of the 2021 Alcohol License Renewals.

Fiscal Impact / Funding Source

Fees collected:

- High Falls Country Store \$600.00
- Monoprix Food Mart \$600.00
- S&M Grocery \$600.00

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> County Manager's Rec to BOC	9/25/2020	Backup Material



BOARD OF COMMISSIONERS

Gwen Flowers-Taylor, CHAIRMAN
James R. Dutton, VICE CHAIRMAN
Donald F. Hawbaker
Rita C. Johnson
Bart Miller

COUNTY MANAGER
William P. Wilson, Jr.

ASSISTANT COUNTY MANAGER
Michelle Irizarry

COUNTY ATTORNEY
James R. Fortune, Jr.

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: William P. Wilson, Jr., County Manager
DATE: September 25, 2020
RE: 2021 License Renewal- Retail Sales – Beer Only

I am requesting your consideration for approval of the 2021 Renewal Alcoholic Beverage License for Retail Sales of Beer for the following (all criteria has been met for renewal of license):

- Zubeida R. Zaki-High Falls Country Store, located at 2662 High Falls Rd., Griffin, GA 30223. No Violations.
- Patrick Yakam-Monoprix Food Mart, located at 390 Airport Rd., Griffin, GA 30224. No Violations.
- Waseem Khan-S&M Grocery, located at 3244 Fayetteville Rd., Griffin, GA 30223. No Violations.

The application packet is available in the Community Development Office for review should you have any questions. Your assistance in the above request is greatly appreciated.

WPWjr/clh



SPALDING COUNTY BOARD OF COMMISSIONERS 2021 SPLOST and T-SPLOST

Requesting Agency

County Clerk

Requested Action

Consider approval of G-17 Disclosure Letters and Letters of Intent with Raymond James for renewal and extension of the 1% Special Purpose Local Option Sales Tax.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

This documents allow us to utilize the services of Raymond James for preparation of all required financial paperwork for a November 2, 2021 SPLOST referendum.

The Board had previously discussed a possible T-SPLOST referendum in March of 2021 and may wish to postpone that vote until the Transit Study is completed in 2021.

Fiscal Impact / Funding Source

Fees for services will be a part of the SPLOST.

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> G-17 Disclosure Letter-SPLOST	10/1/2020	Backup Material
<input type="checkbox"/> Letter of Intent - SPLOST	10/1/2020	Backup Material
<input type="checkbox"/> G-17 Disclosure Letter - TSPLOST	10/1/2020	Backup Material
<input type="checkbox"/> Letter of Intent - TSPLOST	10/1/2020	Backup Material

RAYMOND JAMES®

September 28, 2020

Gwen Flowers-Taylor, Chairperson
Spalding County, Georgia
119 East Solomon Street
Griffin, Georgia 30223

Re: Disclosures by Underwriter and/or Placement Agent Pursuant to MSRB Rule G-17
Spalding County (GA) General Obligation (SPLOST) Bonds

We are writing to provide you, as Chairperson of the Spalding County Board of Commissioners, Georgia ("County" or "Issuer"), and an official of the Issuer with the authority to bind the Issuer by contract, with certain disclosures relating to the captioned bonds (the "Bonds"), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)¹.

The Issuer has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter or placement agent, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter (and/or placement agent) RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

I. Disclosures Concerning the Underwriter's Role:

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The primary role of the underwriters is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective August 2, 2012).

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction².

II. Disclosures Concerning the Underwriter's and/or Placement Agent's Compensation:

The underwriters will be compensated by a placement fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

III. Additional Conflicts and Business Relationships Disclosures:

RJA has identified the following additional potential or actual material conflicts or business relationships that we wish to call to your attention:

RJA has been engaged in the past, and may be engaged in the future, as underwriter for the City of Griffin in connection with the structuring and issuance of its general obligation (SPLOST) bonds, as well as on other potential financings by the City of Griffin or its affiliated entities.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities, and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

- In the ordinary course of its business, RJA and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. These other fees could include (but not be limited to) services such as: Continuing Disclosure Dissemination Services (if a publicly offered issue is sold), reinvestment of bond proceeds, etc.

IV. Disclosures Concerning Structure of Municipal Securities Financing:

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Since RJA has recommended to the Issuer a financing structure that may be considered a “complex municipal securities financing” for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at this time.

In accordance with the requirements of MSRB Rule G-17, if RJA recommends a “complex municipal securities financing” to the Issuer that is not otherwise described herein, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at that time.

If you or any other Issuer official has any questions or concerns about these disclosures, then please make those questions or concerns known immediately to the undersigned. In addition, the Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Under MSRB Rules, we are required to seek your acknowledgement that you have received this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the County in connection with the issuance of the Bonds. We appreciate your business.

Sincerely,

RAYMOND JAMES & ASSOCIATES, INC.



By: _____
Todd Barnes, Managing Director

Cc: James R. Fortune, Jr., Beck, Owen & Murray, Issuer’s Counsel
Floyd C. Newton, King & Spalding LLP, Bond Counsel

Attachment: Fixed Rate Structure Disclosure

Fixed Rate Structure Disclosure

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds ("Fixed Rate Bonds"), as well as a general description of certain financial risks that you should consider before deciding whether to issue Fixed Rate Bonds. If you decide that you would like to pursue this financing alternative, we may provide you with additional information more specific to your particular issue.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds

"General obligation bonds" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term "limited" tax is used when such limits exist.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or

principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds

“Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

The description above regarding “Security” is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following:

Issuer Default Risk

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a brief summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the bonds to take advantage of lower interest rates.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

RAYMOND JAMES®

September 28, 2020

Spalding County Board of Commissioners
119 East Solomon Street
Griffin, Georgia 30223

Attention: Gwen Flowers-Taylor, Chairperson

Re: Letter of Intent for Underwriting and/or Placement Agent Services - SPLOST

In order for Raymond James & Associates, Inc. ("RJA") to give you advice regarding one or more related transactions, and to document our compliance with an exception to the Municipal Advisor Rule, we ask that you agree, and acknowledge by signing below, to the following:

Spalding County (the "County") is aware of the "Municipal Advisor Rule" of the Securities and Exchange Commission (effective July 1, 2014) and the underwriter exception from the definition of "municipal advisor" for a firm serving as an underwriter for one or more series of bonds or other municipal securities.

The County wishes to engage RJA as the underwriter and/or placement agent for the potential issuance of General Obligation (Special Purpose Local Option Sales Tax) Bonds (the "Bonds") should the Bonds be approved in a referendum currently contemplated to be held on November 2, 2021 to authorize the renewal and extension of the 1% Special Purpose Local Option Sales Tax in the County. As an underwriter and/or placement, RJA may provide advice to the County on the structure, timing, terms, and other matters concerning the Bonds.

It is the County's present intention that RJA will underwrite or place the Bonds, subject to satisfaction of applicable procurement laws, formal approval by the County, finalizing the structure of the Bonds, and the execution of a mutually agreed upon Bond Purchase Agreement or Bond Placement Agreement. While the County presently engages RJA as the underwriter for the Bonds, this engagement letter is preliminary and nonbinding, and may be terminated at any time by either the County or RJA without liability or obligation on the part of either party. Furthermore, this engagement letter does not restrict the County from entering into the proposed Bonds or any other municipal securities transaction with any other underwriters or selecting an underwriting syndicate that does not include RJA. This letter also serves as acknowledgement that the County has received the G-17 Municipal Disclosure Letter for the above described transaction.

Sincerely yours,

Raymond James & Associates, Inc.



By: _____
Todd L. Barnes, Managing Director

Acknowledged and Agreed to by:
Spalding County Board of Commissioners

By: _____
Gwen Flowers-Taylor, Chairperson

Attachment: G-17 Disclosure Letter

RAYMOND JAMES®

September 28, 2020

Gwen Flowers-Taylor, Chairperson
Spalding County Board of Commissioners
119 East Solomon Street
Griffin, Georgia 30223

Re: Disclosures by Underwriter and/or Placement Agent Pursuant to MSRB Rule G-17
Spalding County (GA) General Obligation (Transportation Sales Tax) Bonds

We are writing to provide you, as Chairperson of the Spalding County Board of Commissioners, Georgia ("County" or "Issuer"), and an official of the Issuer with the authority to bind the Issuer by contract, with certain disclosures relating to the captioned bonds (the "Bonds"), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)¹.

The Issuer has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter or placement agent, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter (and/or placement agent) RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

I. Disclosures Concerning the Underwriter's Role:

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The primary role of the underwriters is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective August 2, 2012).

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction².

II. Disclosures Concerning the Underwriter's and/or Placement Agent's Compensation:

The underwriters will be compensated by a placement fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

III. Additional Conflicts and Business Relationships Disclosures:

RJA has identified the following additional potential or actual material conflicts or business relationships that we wish to call to your attention:

RJA has been engaged in the past, and may be engaged in the future, as underwriter for the City of Griffin in connection with the structuring and issuance of its general obligation (T-SPLOST) bonds, general obligation (SPLOST) bonds, as well as on other potential financings by the City of Griffin or its affiliated entities.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities, and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

- In the ordinary course of its business, RJA and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. These other fees could include (but not be limited to) services such as: Continuing Disclosure Dissemination Services (if a publicly offered issue is sold), reinvestment of bond proceeds, etc.

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

IV. Disclosures Concerning Structure of Municipal Securities Financing:

Since RJA has recommended to the Issuer a financing structure that may be considered a “complex municipal securities financing” for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at this time.

In accordance with the requirements of MSRB Rule G-17, if RJA recommends a “complex municipal securities financing” to the Issuer that is not otherwise described herein, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at that time.

If you or any other Issuer official has any questions or concerns about these disclosures, then please make those questions or concerns known immediately to the undersigned. In addition, the Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Under MSRB Rules, we are required to seek your acknowledgement that you have received this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the County in connection with the issuance of the Bonds. We appreciate your business.

Sincerely,

RAYMOND JAMES & ASSOCIATES, INC.



By: _____
Todd Barnes, Managing Director

Cc: James R. Fortune, Jr., Beck, Owen & Murray, Issuer’s Counsel
Floyd C. Newton, King & Spalding LLP, Bond Counsel

Attachment: Fixed Rate Structure Disclosure

Fixed Rate Structure Disclosure

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds ("Fixed Rate Bonds"), as well as a general description of certain financial risks that you should consider before deciding whether to issue Fixed Rate Bonds. If you decide that you would like to pursue this financing alternative, we may provide you with additional information more specific to your particular issue.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds

"General obligation bonds" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term "limited" tax is used when such limits exist.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or

principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds

“Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

The description above regarding “Security” is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following:

Issuer Default Risk

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a brief summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the bonds to take advantage of lower interest rates.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

RAYMOND JAMES®

September 28, 2020

Spalding County Board of Commissioners
119 East Solomon Street
Griffin, Georgia 30223

Attention: Gwen Flowers-Taylor, Chairperson

Re: Letter of Intent for Underwriting and/or Placement Agent Services – T-SPLOST

In order for Raymond James & Associates, Inc. ("RJA") to give you advice regarding one or more related transactions, and to document our compliance with an exception to the Municipal Advisor Rule, we ask that you agree, and acknowledge by signing below, to the following:

Spalding County (the "County") is aware of the "Municipal Advisor Rule" of the Securities and Exchange Commission (effective July 1, 2014) and the underwriter exception from the definition of "municipal advisor" for a firm serving as an underwriter for one or more series of bonds or other municipal securities.

The County wishes to engage RJA as the underwriter and/or placement agent for the potential issuance of General Obligation (Transportation Special Purpose Local Option Sales Tax) Bonds (the "Bonds") should the Bonds be approved in a referendum currently contemplated to be held on March 16, 2021 to authorize the implementation of the 1% Transportation Special Purpose Local Option Sales Tax in the County. As an underwriter and/or placement, RJA may provide advice to the County on the structure, timing, terms, and other matters concerning the Bonds.

It is the County's present intention that RJA will underwrite or place the Bonds, subject to satisfaction of applicable procurement laws, formal approval by the County, finalizing the structure of the Bonds, and the execution of a mutually agreed upon Bond Purchase Agreement or Bond Placement Agreement. While the County presently engages RJA as the underwriter for the Bonds, this engagement letter is preliminary and nonbinding, and may be terminated at any time by either the County or RJA without liability or obligation on the part of either party. Furthermore, this engagement letter does not restrict the County from entering into the proposed Bonds or any other municipal securities transaction with any other underwriters or selecting an underwriting syndicate that does not include RJA. This letter also serves as acknowledgement that the County has received the G-17 Municipal Disclosure Letter for the above described transaction.

Sincerely yours,

Raymond James & Associates, Inc.



By: _____
Todd L. Barnes, Managing Director

Acknowledged and Agreed to by:
Spalding County Board of Commissioners

By: _____
Gwen Flowers-Taylor, Chairperson

Attachment: G-17 Disclosure Letter



SPALDING COUNTY BOARD OF COMMISSIONERS SDS and contract issues

Requesting Agency

County Attorney

Requested Action

Consider request from Spalding County Water Authority with regards to SDS (Service Delivery Strategy) and the Water contract with the City of Griffin.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

County Attorney to brief the Board on this matter.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> SDS Agreement and Verification	10/2/2020	Backup Material

MEMORANDUM

TO: Honorable Bart Miller
Chair, Spalding County Commission

Honorable Rodney McCord
Chair, City of Griffin

Honorable James A. Morgan
Mayor, City of Orchard Hill

Honorable Larry Gossett
Mayor, City of Sunny Side

FROM: Brian Johnson, Director 
Office of Planning and Environmental Management

DATE: October 16, 2017

SUBJECT: Service Delivery Strategy Verification

We are happy to inform you that the Department of Community Affairs has reviewed the recent extension of the Service Delivery Strategy for Spalding County and the Cities of Griffin, Orchard Hill and Sunny Side and verified that it meets all applicable requirements. Please note that verifying your service delivery strategy in no way affects your Qualified Local Government status under the separate requirements of the Georgia Planning Act.

This Service Delivery Strategy must be reviewed and revised if any of the following occur:

- 1) Update of the county's comprehensive plan;
- 2) Change of service delivery arrangements;
- 3) Change in revenue distribution arrangements (e.g., changes to LOST distribution among the county and its municipalities);
- 4) Creation, abolition, or consolidation of local governments;
- 5) Expiration of the existing service delivery strategy agreement; or
- 6) The county and affected municipalities otherwise agree to revise the strategy.

Additionally, be aware that state agencies are prohibited under Georgia law from providing state administered financial assistance, grants, loans, or permits to local projects that are inconsistent with the strategy. It is necessary for local governments to ensure that local projects are consistent with their Service Delivery Strategy prior to seeking state assistance.

BJ/nah

cc: Robert Hielt, Interim, Executive Director, Three Rivers RC
Jeannie R. Brantley, Planning Director, Three Rivers RC
William P. Wilson, Jr., County Manager, Spalding County
Kenny L. Smith, City Manager, City of Griffin
Kathy Gibson, Ex-Officio County Clerk, Spalding County
Teresa Watson, City Clerk, City of Griffin
Frances Jones, City Clerk, City of Orchard Hill
William Slaughter, City Clerk, City of Sunny Side



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **SPALDING COUNTY**

I. GENERAL INSTRUCTIONS:

1. FORM 1 is required for ALL SDS submittals. Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

OPTION A <i>Revising or Adding to the SDS</i>	OPTION B <i>Extending the Existing SDS</i>
<ol style="list-style-type: none">4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2).6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).]	<ol style="list-style-type: none">4. In Section IV type, "NONE."5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).]6. Proceed to step 7, below. <div data-bbox="833 1188 1458 1402" style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;"><p>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</p></div>

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Spalding County, City of Griffin, City of Orchard Hill, and the City of Sunny Side

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

- | | |
|---------------------------------|-----------------------------------------------------|
| 1. County Administration | 21. Code Enforcement |
| 2. City Administration | 22. Tax Billing and Collections |
| 3. City Police | 23. Stormwater |
| 4. Sheriff | 24. Water |
| 5. Tax Appraisal and Assessment | 25. Wastewater |
| 6. Coroner | 26. Animal Control |
| 7. Courts | 27. Animal Shelter |
| 8. Adult and Juvenile Probation | 28. Correctional Institution |
| 9. Health and Human Services | 29. Fire |
| 10. Cooperative Extension | 30. Public Works |
| 11. Emergency Management | 31. Street Lighting |
| 12. City Garage | 32. Griffin Downtown Development Authority |
| 13. Board of Elections | 33. Griffin-Spalding Development Authority |
| 14. Voter Registration | 34. Spalding Co. Water & Sewerage Facilities Auth. |
| 15. Parks and Recreation | 35. Butts, Henry, Lamar & Spalding Joint Dev. Auth. |
| 16. Airport | 36. Griffin-Spalding Hospital Authority |
| 17. Solid Waste | 37. Library Services |
| 18. Planning | 38. Emergency Communications (911) |
| 19. Zoning | 39. Water Distribution |
| 20. Building Inspections | |

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

None



SERVICE DELIVERY STRATEGY

FORM 3: Summary of Land Use Agreements

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require an update of the service delivery strategy. If the contact person for this service (listed at the bottom of this page) changes, this should be reported to the Department of Community Affairs.

COUNTY: SPALDING COUNTY

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?

There were no incompatibilities or conflicts noted between the land use plans of Spalding Counties and the Cities of Griffin, Orchard Hill and Sunny Side.

2. Check the boxes indicating how these incompatibilities or conflicts were addressed:

- ☐ Amendments to existing comprehensive plans
☐ Adoption of a joint comprehensive plan
☐ Other measures (amend zoning ordinances, add environmental regulations, etc.)

If "other measures" was checked, describe these measures:

None

NOTE:

If the necessary plan amendments, regulations, ordinances, etc. have not yet been formally adopted, indicate when each of the affected local governments will adopt them.

3. What policies, procedures and/or processes have been established by local governments (and water and sewer authorities) to ensure that new extraterritorial water and sewer service will be consistent with all applicable land use plans and ordinances? Spalding County, the City of Griffin, and the Spalding County Water and Sewerage Facilities Authority have a Spalding County Joint Wastewater Management Plan that is utilized to direct functions of water and sewer services in conjunction with current and future land use plans.

4. Person completing form: **Jeannie R. Brantley, Planning Director for TRRC**

Phone number: **678-692-0510** Date completed: September 26, 2017

5. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☐ Yes ☒ No

If not, provide designated contact person(s) and phone number(s) below:

WILLIAM WILSON, JR., SPALDING COUNTY MANAGER, 770-467-4224



SERVICE DELIVERY STRATEGY

FORM 5: Certifications for Extension of Existing SDS

Instructions: This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 9,000 residing within the county. Cities with a 2010 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

If the strategy for providing **ANY** local service is being revised, FORM 5 **CANNOT** be used. When revisions are necessary, a submittal **MUST** include updates to FORM 1, FORM 2, and FORM 4 that cover ALL local services.

COUNTY: **SPALDING COUNTY**

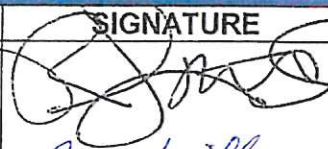
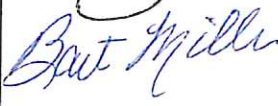
We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy (SDS) and have determined that it continues to accurately reflect our preferred arrangements for providing **ALL** local services throughout our county and no changes in our Strategy are needed at this time. We authorize its extension until:

Select 1 box, below	Type End-Year Below
<input type="checkbox"/> February 28,	2022
<input type="checkbox"/> June 30,	
<input checked="" type="checkbox"/> October 31,	

2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));
6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
8. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).

SDS FORM 5, continued

JURISDICTION	TITLE	NAME	SIGNATURE	DATE
<u>CITY OF GRIFFIN</u>	Chairman	Rodney McCord		10/26/11
<u>SPALDING COUNTY</u>	Chairman of the Board of Commissioners	Bart Miller		

RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SPALDING COUNTY A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, GEORGIA, AGREEING TO THE SERVICE DELIVERY STRATEGY ARRANGEMENTS IDENTIFIED IN THE 2017 SPALDING COUNTY SERVICE DELIVERY STRATEGY TO EXTEND THE EXISTING STRATEGY THROUGH AND TO INCLUDE OCTOBER 31, 2022; REAFFIRMING THOSE INTERGOVERNMENTAL AGREEMENTS WITH SPALDING COUNTY AND THE OTHER MUNICIPALITIES WHO ARE PARTIES TO THE SERVICE DELIVERY STRATEGY; AUTHORIZING THE CHAIRPERSON TO SIGN "FORM 5: CERTIFICATION FOR EXTENSION OF EXISTING SDS"; AUTHORIZING TRANSMITTAL TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.

WHEREAS, Spalding County a political subdivision of the State of Georgia is a party to the existing Service Delivery Strategy ("SDS") with the Cities of Griffin, Orchard Hill and Sunny Side, which will expire on October 31, 2017, unless a new SDS is entered by the parties on or before that date or the existing SDS is extended to a date certain;

WHEREAS, the parties have reviewed the existing SDS and agreed that it should be extended through and to include October 31, 2022, in order to reflect the renegotiation of Local Option Sales Tax following publication of the 2020 U.S. Decennial Census; and

WHEREAS, as a condition for extending the existing SDS it is necessary that certain intergovernmental agreements ("IGA's"), entered by the parties to implement the existing strategy, have their terms extended to remain in full force and effect through and to include October 31, 2022, or if sooner, until a new SDS is agreed upon and adopted;

NOW, THEREFORE, BE IT RESOLVED that the Spalding County a political subdivision of the State of Georgia agrees with the Service Delivery arrangements, set forth and described in the existing Spalding County Service Delivery Strategy, and approves extending the SDS through and to include October 31, 2022, or until such time as the Spalding County SDS is hereinafter renegotiated, should such occur sooner.

FURTHER RESOLVED, that those certain intergovernmental agreements entered by and between the parties to implement the existing SDS be extended as to term through and to include October 31, 2022;

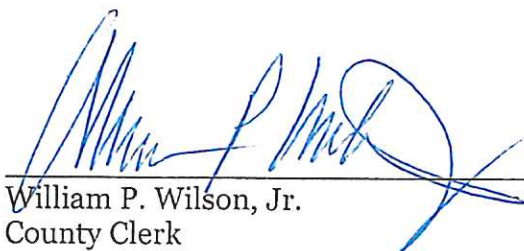
FURTHER RESOLVED, that the Chairperson of the Commission is hereby authorized and directed to sign "Form 5: Certification for Extension of Existing SDS" and cause the same to be transmitted to the Georgia Department of Community Affairs, for and as the act of said City.

SO RESOLVED, this 28th day of September, 2017.

CERTIFICATION

I, WILLIAM P. WILSON, Jr., do hereby certify that I am the County Clerk of the Board of Commissioners of Spalding County, a political subdivision of the State of Georgia, and in that capacity serve as custodian of public records for said County and its governing Board of Commissioners. The attached is a full and complete copy of a Resolution in a meeting, held September 28, 2017, the original of which appears in the official Minutes of said meeting. Official Minutes are routinely prepared, by me or under my supervision, shortly after the time of the meeting in the regular course of business. Minutes are reviewed by the Board and approved at the next regular meeting. I have compared the attached copy of the Resolution to the Original of record and find it to be identical. Said Resolution remains in full force and effect and has not been subsequently amended, modified, or rescinded. The meeting at which the action was taken was duly called and conducted in compliance with the Georgia Open Meetings Law, with a quorum present.

This 28th day of September, 2017.



William P. Wilson, Jr.
County Clerk
Spalding County, Georgia

(SEAL)

A RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AGREEING TO THE SERVICE DELIVERY STRATEGY ARRANGEMENTS IDENTIFIED IN THE 2017 SPALDING COUNTY SERVICE DELIVERY STRATEGY TO EXTEND THE EXISTING STRATEGY THROUGH AND TO INCLUDE OCTOBER 31, 2022; REAFFIRMING THOSE INTERGOVERNMENTAL AGREEMENTS WITH SPALDING COUNTY AND THE OTHER MUNICIPALITIES WHO ARE PARTIES TO THE SERVICE DELIVERY STRATEGY; AUTHORIZING THE CHAIRPERSON TO SIGN "FORM 5: CERTIFICATION FOR EXTENSION OF EXISTING SDS"; AUTHORIZING TRANSMITTAL TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Griffin is a party to the existing Service Delivery Strategy ("SDS") with Spalding County and the Cities of Orchard Hill and Sunnyside, which will expire on October 31, 2017, unless a new SDS is entered by the parties on or before that date or the existing SDS is extended to a date certain;

WHEREAS, the parties have reviewed the existing SDS and agreed that it should be extended through and to include October 31, 2022, in order to reflect the renegotiation of Local Option Sales Tax following publication of the 2020 U.S. Decennial Census; and

WHEREAS, as a condition for extending the existing SDS it is necessary that certain intergovernmental agreements ("IGA's"), entered by the parties to implement the existing strategy, have their terms extended to remain in full force and effect through and to include October 31, 2022, or if sooner, until a new SDS is agreed upon and adopted;

NOW, THEREFORE, BE IT RESOLVED that the City of Griffin agrees with the Service Delivery arrangements, set forth and described in the existing Spalding County Service Delivery Strategy, and approves extending the SDS through and to include October 31, 2022, or until such time as the Spalding County SDS is hereinafter renegotiated, should such occur sooner.

FURTHER RESOLVED, that those certain intergovernmental agreements entered by and between the parties to implement the existing SDS be extended as to term through and to include October 31, 2022;

FURTHER RESOLVED, that the Chairperson of the Commission is hereby authorized and directed to sign "Form 5: Certification for Extension of Existing SDS" and cause the same to be transmitted to the Georgia Department of Community Affairs, for and as the act of said City.

SO RESOLVED, this 26th day of September, 2017.

CERTIFICATION

I, KENNY L. SMITH, do hereby certify that I am the Secretary of the Board of Commissioners of the City of Griffin, a Georgia municipal corporation, and in that capacity serve as custodian of public records for said City and its governing Board of Commissioners. The attached is a full and complete copy of a Resolution, adopted by the Board, by a vote of 6 "Aye" to 0 "Nay", with Commissioner Cora Flowers absent, in a regular meeting, held September 26, 2017, the original of which appears in the official Minutes of said meeting. Official Minutes are routinely prepared, by me or under my supervision, shortly after the time of the meeting in the regular course of business. Minutes are reviewed by the Board and approved at the next regular meeting. I have compared the attached copy of the Resolution to the Original of record and find it to be identical. Said Resolution remains in full force and effect and has not been subsequently amended, modified, or rescinded. The meeting at which the action was taken was duly called and conducted in compliance with the Georgia Open Meetings Law, with a quorum present.

This 26th day of September, 2017.



Kenny L. Smith
Secretary, Bd. of Commissioners
City of Griffin, Georgia

(SEAL)



SPALDING COUNTY BOARD OF COMMISSIONERS Dutton Development standards

Requesting Agency

Commissioner Dutton

Requested Action

Commissioner Dutton would like to discuss development standards for residential and commercial construction in Spalding County.

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> Draft Commercial Ordinance	10/2/2020	Backup Material
<input type="checkbox"/> Current Residential Ordinance	10/2/2020	Ordinance

RESOLUTION AMENDING
THE CODE OF ORDINANCES OF SPALDING COUNTY, GEORGIA

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County have determined that it is in the best interests of the citizens of Spalding County, Georgia for certain amendments to be made to the Spalding County Code of Ordinances;

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Spalding County Code of Ordinances is of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

WHEREAS, it is found by the Board of Commissioners of Spalding County, Georgia that there is within Spalding County, Georgia the existence and/or occupancy of commercially used buildings and structures which are unfit for human occupancy or for commercial, industrial or business occupancy use and which are otherwise not in compliance with the applicable state minimum codes as adopted by Ordinance of Spalding County, Georgia;

WHEREAS, such commercially used buildings and structures constitute a general nuisance and a hazard to the health, safety and welfare of the people of Spalding County, Georgia, such that a public necessity exists for the repair, closing and/or demolition of such building or structures;

WHEREAS, it is found by the Board of Commissioners of Spalding County, Georgia that there are locations within Spalding County, Georgia on which the existence of a condition or use of real estate renders adjacent real estate unsafe or inimical to safe human habitation, such use being dangerous and injurious to the health, safety and welfare of the people of Spalding County, Georgia;

WHEREAS, it is found by the Board of Commissioners of Spalding County, Georgia that a public necessity exists for the repair of such conditions or the cessation of such uses which render the adjacent real estate unsafe or inimical to safe human habitation and use;

WHEREAS, it is found by the Board of Commissioners of Spalding County, Georgia that there exists within Spalding County, Georgia commercially used buildings or structures which are unfit for human habitation or for commercial, industrial or business uses due to dilapidation and failure to comply with applicable codes; and which have defects which increase the hazards of fire or accidents or other calamities, which lack adequate ventilation, light or sanitary facilities; and/or where other conditions exist rendering such building or structure unsafe or unsanitary or dangerous or detrimental to the health, safety and welfare or otherwise inimical to

the welfare of the citizens; and vacant, dilapidated buildings or structures in which drug crimes are being committed;

WHEREAS, it is the intention of the Board of Commissioners of Spalding County, Georgia to fully exercise its power to address such conditions pursuant to the authority granted to Spalding County, Georgia by O.C.G.A. §§ 41-2-7 through 41-2-17;

NOW THEREFORE, it shall be and is hereby RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Spalding County, Georgia Code of Ordinances shall be and is hereby amended, as follows:

Section 1: The following provision shall be added to the Spalding County, Georgia Code of Ordinances to appear as “Chapter 3B: Spalding County Minimum Commercial Building Code and Enforcement.”

Sec. 9-3200. - Short title.

The provisions of this chapter shall be referred to as the “Spalding County Minimum Commercial Building Code.”

Sec. 9-3201. - Purpose.

It is recognized that certain commercially used buildings, structures and properties within Spalding County exist in a substandard and deteriorating condition which causes or contributes to the general decline and deterioration in appearance of property and property values of surrounding properties. Such commercially used buildings, structures or properties that exist in an unsanitary or unsafe condition render the properties unsafe, unsanitary, dangerous and detrimental to the health, safety and welfare of those residing therein or in the general vicinity thereof. Vacant commercial buildings also exist within Spalding County which, as a result of their vacancy, are subject to unauthorized entry and vandalism and are often used for criminal activity and subject to vagrant use which increases the risk of fire, safety and sanitation hazards. The purpose of this chapter is to establish minimum standards for the maintenance of commercially used buildings, structures and properties, to provide for the maintenance of all commercially used properties within Spalding County in a safe condition and to provide effective means of enforcement thereof. Further, this Code establishes standards and procedures for the protection of the general public. The provisions of this Code shall be mandatory for all commercially used buildings, structures and properties whether occupied or vacant.

Sec. 9-3202. - Scope and application.

(a) Every commercially used building, structure or property, in whole or in part, for regular use, publicly or privately owned shall conform to the provisions of this chapter irrespective of the date such building or structure was constructed, altered or last repaired, unless expressly excepted in subsection (b). The area surrounding such building or structure shall also conform to the provisions this chapter applicable to exterior conditions.

(b) The provisions of this chapter shall not apply to buildings owned by the federal government, the State of Georgia, the City of Griffin, Georgia, Spalding County, Georgia, the Griffin-Spalding County Board of Education, the Griffin-Spalding Airport Authority and Griffin-Spalding County Industrial Development Authority or the Griffin-Spalding County Land Bank Authority.

(c) Interior violations. When a commercially used building is vacant, violations of this chapter pertinent to interior conditions shall be held in abeyance for a period not to exceed six (6) months, provided that the exterior of such commercially used building complies with the provisions of this Code and the interior has been cleaned of trash, rubbish and debris and the building has been made inaccessible by boarding.

(d) Application with other ordinances and construction codes. Any alteration or change to any commercially used building required by the enforcement of this chapter shall be performed in compliance with all applicable construction codes enacted by Spalding County.

(e) New work:

(1) No commercially used building shall hereafter be constructed, repaired or altered except in compliance with this chapter.

(2) No building shall be altered in any manner which would be in violation of the provisions of this chapter.

(3) Nothing in this chapter shall prohibit raising or lowering a commercially used building to meet a change of grade in the street on which it is located, provided that such building is not otherwise altered.

(4) Whenever the full implementation of this chapter would result in an undue hardship in a specific case, the zoning administrator may waive any specific requirement, provided an equivalent means of achieving substantially the same degree of safety is assured. The waiver shall be in writing and shall state the equivalent means to achieve the same degree of safety.

Sec. 9-3203. - Definitions.

The words used herein shall have the same meaning as found in Article 2 of the Zoning Ordinance of Spalding County, unless expressly defined herein.

Sec. 9-3204. - Minimum standards.

Every commercially used building or structure and its surrounding premises shall conform to the requirements of this section and shall conform with any and all applicable codes and ordinances in effect in Spalding County which regulate and prohibit activities on property and/or which declare such conditions of or activities on property in violation thereof to be a public nuisance. Compliance with all applicable codes and ordinances shall be the responsibility of the property owner.

(a) *Base equipment:*

(1) *Bathroom:* Each commercially used building and/or each separate commercially used unit within a building shall have a bathroom containing an area of no less than thirty-five (35) square feet constructed with exterior walls which provide privacy to the occupant. The bathroom shall have an approved interior door and latch. The bathroom shall be equipped with a flush toilet, lavatory basin and bathtub or shower. All plumbing fixtures shall be maintained in good operating condition, free from leaks, defects, obstructions and other unsanitary conditions.

(3) *Water supply and sewer:* Every toilet or other plumbing fixture shall be supplied with both hot and cold running water, be maintained in good operating condition and be properly connected to an approved water supply and public sewer or to an approved sewerage disposal system. Water heating facilities shall be properly installed and provided with any and all appropriate safety vents or valves required by any Spalding County building code.

(4) *Water meter and supply:* The owner shall be responsible to furnish the required water supply to any commercially used building and/or each separate commercially used unit within a building.

(5) *Ingress/egress:* Every commercially used building and/or each separate commercially used unit within a building shall have means of ingress and egress which comply with Standard Fire Prevention Code of the Southern Building Code Congress International (SBCCI), as amended.

(7) *Smoke detectors:* Approved smoke detectors shall be installed on each level of every commercially used building and/or each separate commercially used unit within the building. Each smoke detector must emit an alarm audible in all areas of the building when activated.

(b) *Light, ventilation and heating:*

(1) *Adequate ventilation:* Every commercially used building and/or separate commercially used unit shall have adequate ventilation.

(2) *Light/ventilation for kitchen and bathroom:* Every kitchen and bathroom shall have adequate ventilation.

(3) *Electrical service:* Every commercially used building and/or separate commercially used unit shall contain a sufficient number of floor or wall electrical outlets, as well as an outlet for general illumination. Every bathroom, kitchen and hallway shall have at least one supplied ceiling or wall electric light fixture. Each bathroom outlet shall be properly connected to an approved ground fault interrupt device. All electrical fixtures, receptacles, outlets, equipment and wiring shall be maintained in good repair and in safe operating condition and shall be installed in

accordance with the National Electric Code ("NEC"), as published by the National Fire Protection Association, as amended.

(4) *Heating facilities:* For every commercially used building and/or separate commercially used unit with heating facilities, such heating facilities shall be installed in compliance with the Standard Gas Code of SBCCI or NEC (as applicable).

- a. Open fireplaces and portable heaters shall not be considered primary heating facilities.
- b. Gas fired heaters shall be vented and connected to an effective chimney or gas vent equipped with a one hundred (100) percent safety shut-off device.
- c. Unvented gas fired room heaters shall be equipped with an oxygen depletion sensitive shut-off system. Unvented heaters shall not be installed in bedrooms or other sleeping rooms.
- d. All heating equipment shall be listed and installed in accordance with the listing and manufacturer's instructions.

(5) *Hall/stairway lighting:* Hall/stairway lighting must be provided in compliance with the Standard Building Code of SBCCI, as amended.

(6) *Rodent protection screens:* Every basement or cellar window and every other opening to a basement which might provide entry for rodents shall be supplied with a screen or other device sufficient to prevent rodent entry.

(c) *Structural requirements:*

(1) *Foundation:* The foundation of every commercially used building shall be capable of supporting the structure and any load which normal use may cause to be placed thereon. The foundation shall be maintained in sound condition with maintenance and repair performed in a workmanlike manner.

(2) *Exterior walls:* Exterior walls shall be substantially free of holes, breaks, splits or loose or decayed board or components, as well as any other defect which allows penetration of moisture or other weather elements to the interior portions of the walls or interior portion of the building. Exterior walls shall be maintained in sound condition with maintenance and repair performed in a workmanlike manner.

(3) *Roofs:* Roofs shall be structurally sound and tight. Roofs shall have no defects that allow penetration of moisture or other weather elements in the walls or interior portion of the building. Roofs shall be maintained in sound condition with maintenance and repair performed in a workmanlike manner.

(4) *Stairs/porches:* Inside and outside stairways and porches and any appurtenances thereto shall be capable of supporting loads that normal use may cause to be placed thereon. Stairs and porches shall be maintained in sound condition with maintenance and repair performed in a workmanlike manner.

(5) *Protective railings:* Protective railings capable of supporting loads that normal use may cause to be placed thereon shall be required on any unenclosed portion of any building more than thirty (30) inches above ground level or on any stairs containing three (3) or more risers.

(6) *Windows:* All windows and their appurtenances shall be maintained in sound condition and workmanlike maintenance and repair, as follows:

- a. Each window sash shall fit substantially tight within its frame and shall be fully supplied with tightly fitting window panes which are glass or a suitable glass substitute without cracks and/or holes.
- b. Windows shall be sealed against the muntins with glazing compound or other suitable sealant.
- c. Every window (other than a fixed window not designed for ventilation) shall be capable of being easily opened, held in position and secured in the closed position by window hardware.
- d. Every exterior window frame shall be plumb and square and in such relation to adjacent wall construction so as to exclude water and substantially exclude cold air from entering the building.

(7) *Interior doors:* All interior doors shall fit reasonably well within their frames and all such doors and the hinges and latches thereon shall be maintained in sound condition and workmanlike maintenance and repair.

(8) *Exterior doors:* All exterior doors shall be maintained in sound condition and shall have suitable door hinges, latches and locks capable of resisting illegal entry. Each exterior door shall be maintained in sound condition and workmanlike maintenance and repair. Each door shall be plumb and square within its frame so as to exclude water and rodents and substantially exclude cold air, moisture and insects from entering the building.

(9) *Exterior door frames:* All exterior door frames shall be maintained in sound condition and workmanlike maintenance and repair. Each door frame shall be plumb and square and in such relation to adjacent wall construction so as to exclude rain and substantially exclude cold air from entering the building.

(10) *Interior floors, walls and ceilings:* All interior floors, walls and ceilings, along with their structural supports, shall be substantially weather tight, vermin and

rodent proof and shall be maintained in sound condition. Interior floors, walls and ceilings shall be maintained in sound condition and workmanlike maintenance and repair, as follows:

- a. Plaster and dry wall finish on walls and ceilings shall be tight and free from holes or breaks;
- b. Floors shall be free of decay, holes, breaks, loose or warped members, reasonably level, safe and capable of supporting the load which normal use may cause to be placed thereon;
- c. Kitchen and bathroom interior walls shall be substantially impervious to moisture and shall be maintained in sound condition and workmanlike maintenance and repair.

(11) *Protective treatment:* All exterior wood surfaces other than cedar, cypress or redwood shall be protected from the elements and decay by paint or other protective covering or treatment. All interior building surfaces shall be protected from damage by decay, ordinary use and corrosion. Exterior metal surfaces shall be protected from corrosion by paint or other protective covering.

(12) *Supporting structural members:* Supporting structural members, including but not limited to sills, rafters, joists, girders, beams, headers lintels and studs shall be maintained in sound condition and workmanlike maintenance and repair. Supporting structural members shall show no evidence of decay or deterioration which would render them incapable of carrying the loads placed thereon by normal use.

(e) *Exterior conditions and accessory structures:*

(1) *Outside storage:* Any outside storage of material shall be kept neat and orderly. This section shall not apply to construction sites for which applicable permits have been issued by Spalding County.

(2) *Trees, shrubs and vegetation (visibility):* No tree, shrub or other vegetation shall block safe vision and line of sight on a sidewalk, driveway or road. No dead tree (or part thereof), fallen tree (or parts thereof) shall threaten adjacent dwellings, structures and properties or public roads.

(3) *General plant growth:* The height of grass, weeds or plants (other than trees, shrubs, flowers or ornamental plants) shall not exceed fifteen (15) inches within the established yard area of any commercially developed property two (2) or less acres in size. This provision shall not prohibit controlled natural growth thereon. For purposes of this section:

- a. "Yard area" shall mean the established area immediately adjoining the commercially used building routinely maintained as open space from the date of development;

- b. "Developed property" shall mean property improved for the purpose of commercial or industrial use;
- c. "Controlled natural growth" shall mean the maintenance of natural landscaped areas on which native plants promote the appearance of the property.

Sec. 9-3205. - Hazardous conditions/nuisance per se.

The existence of the following conditions in any commercially used building, structure or property shall constitute a hazardous condition and shall be deemed to be a nuisance condition per se:

- (a) Roofs, floors or supporting members, including, but not limited to, girders, sills, joists and studs showing thirty-three (33) percent or more damage or deterioration or which are of insufficient size or strength to safely support imposed loads;
- (b) Non-supporting enclosing or outside walls or coverings which show fifty (50) percent or more damage or deterioration;
- (c) Defective or improperly maintained electrical, heating, ventilation, sanitation facilities which endanger or insufficiently protect the health of occupants;
- (d) Means of ingress and egress which are defective or unsafe, or substantially smaller than the dimensions required by law;
- (e) Vacant buildings which are open and unsecured against forced entry;
- (f) Conditions within or about the commercially used building, structure or property which are dilapidated, decayed, unsafe, unsanitary, dangerous or detrimental to the health, safety and welfare of the occupants or the general public, including, but not limited to, vacancy of the property or use thereof in criminal conduct; or
- (g) Conditions within or about the building which unreasonably expose occupants to rain, moisture or cold air.

Sec. 9-3206. - Responsibility for maintenance and cleanliness.

The owner shall be responsible for the maintenance and upkeep of the interior and exterior of the commercially used building, structure or property and the surrounding premises.

Sec. 9-3207. – Reserved.

Sec. 9-3208. - Enforcement.

The zoning administrator is vested with primary responsibility for the enforcement of the provisions of this chapter whose duties shall include the following:

- (a) To investigate and determine whether the conditions present in any commercially used building, structure or property in Spalding County violate any of the requirements of this chapter;
- (b) To enter upon property to inspect the condition of any commercially used building, structure or property;
- (c) To enforce the provision of this chapter against the applicable party or entity;
- (d) To accept complaints and to determine whether valid circumstances exist for the investigation thereof;
- (e) To perform any other duty required for the enforcement of the provisions of this chapter.

Sec. 9-3209. - Inspections.

The zoning administrator is authorized and directed to conduct and make inspections of any commercially used building, structure or property to determine whether the condition of such property complies with the minimum standards established in this chapter. Inspections may be conducted on the zoning administrator's own initiative, by the request of the owner, tenant or other occupant, by the filing of a request for inspection by a public authority alleging that any commercially used building, structure or property is in violation of the requirements of this chapter. The zoning administrator or his designee may enter the commercially used building, structure or property at any reasonable time to perform any duty imposed by this chapter pursuant to a lawfully issued search warrant. The zoning administrator or his designee may enter the commercially used building, structure or property without a search warrant to perform any act imposed by this chapter if one (1) of the following circumstances exists:

- (a) An emergency situation which requires that the commercially used building, structure or property be immediately inspected in order to adequately protect public health and safety or to prevent substantial physical damage to property or person; or
- (b) The owner, tenant or other occupant requests or otherwise consents to the search.

Sec. 9-3210. - Notice and report of inspection.

- (a) *Report of inspection:* A report following the inspection of any commercially used building, structure or property conducted pursuant to this chapter shall be prepared within

thirty (30) days from the date of inspection. The report shall determine whether the property conforms to the minimum standards set forth in this chapter. In the event the property conforms, the zoning administrator shall issue a notice of compliance. In the event the property does not conform, the zoning administrator shall issue a notice of noncompliance.

(b) *Notice of noncompliance:* A notice of noncompliance issued pursuant to subsection (shall include the following:

- (1) An enumeration of the conditions found during the inspection which do not meet the minimum standards required by this chapter;
- (2) A specified time, not to exceed ten (10) calendar days from the date the notice of noncompliance issues in which remedial and corrective action must be commenced;
- (3) A specified time after commencement of remedial and correction action in which such action must be completed, including, if necessary, separate dates for remedial action as to separate violations;
- (4) A statement adequate to establish the unlawfulness of the failure to comply with the provisions of this chapter and the consequences of such failure to comply; including the consequences of the failure to abate conditions constituting a nuisance or rendering the property in violation of this chapter or otherwise unfit for human habitation.

(c) *Service of notice of noncompliance:* A notice of noncompliance may be accomplished by any of the following methods:

- (1) Sending a copy of the notice of noncompliance by certified mail return receipt requested to the owner of the property as shown in the records of the Spalding County Tax Commissioner and posting a copy of the notice of noncompliance on the property;
- (2) Personal delivery of the notice of noncompliance to the owner of the property as shown in the records of the Spalding County Tax Commissioner and posting a copy of the notice of noncompliance on the property;
- (3) Serving the owner as shown in the records of the Spalding County Tax Commissioner or any occupant in the building, structure or property in compliance with O.C.G.A. § 9-11-4; or
- (4) Sending a copy of the notice of noncompliance by certified mail return receipt requested on the owner's (as shown in the records of the Spalding County Tax Commissioner) agent authorized by law to

receive service of process and posting a copy of the notice of noncompliance on the property.

(d) *Transfer of ownership:*

(1) *Transfer:* Within thirty (30) days after the transfer of ownership of any commercially used building, structure or property for which a current and active notice of noncompliance has issued, the transferor shall notify the zoning administrator, identifying the property by street address and providing the name, address and telephone number of the transferee. All obligations contained in the notice of noncompliance shall continue irrespective of the ownership transfer.

(2) *Death or dissolution of owner:* Within thirty (30) days after the death or dissolution of any owner of any property for which a current and active notice of noncompliance has issued, the heirs, administrator, executor or other legal representative of the owner shall notify the zoning administrator, identifying the property by street address and stating the fact of the owner's death or dissolution and the name, address and telephone number of any successor in interest.

(e) *Rental prohibited:* No commercially used building, structure or property shall be leased, rented or occupied by any person other than a tenant presently in possession thereof after a notice of noncompliance has been issued and until such notice is resolved by bringing the property into compliance with the provisions of this chapter.

(f) *Further violations:*

(1) The following shall constitute violations of this chapter:

- a. Leasing, renting or allowing occupancy of the commercially used building, structure or property which is not in compliance with the requirements of this chapter to persons other than the tenant in possession at the time the notice of noncompliance issues;
- b. Failure to provide information pertinent to the requirements of subsection (d)(1) and (d)(2) or providing false information pertinent to the requirements of subsection (d)(1) and (d)(2).

(2) The zoning administrator shall cause written notice to be sent to any owner in violation of the provisions of this subsection.

(g) *Action upon receipt of notice of noncompliance:* Any person upon whom a notice of noncompliance has been served shall bring the conditions identified therein

into compliance with the requirements of this chapter. After completion, the person shall notify the zoning administrator who shall then determine whether the conditions have been repaired and the commercially used building, structure or property is compliant with the requirements of this chapter. If the property has been brought into compliance, the notice of noncompliance shall be marked as "repaired/corrected" and notice thereof shall be mailed to the person to whom the notice of noncompliance was directed.

Sec. 9-3211. - Failure to comply with notice of noncompliance.

(a) It shall be unlawful for any person to fail to comply with any direction for the repair of any condition set forth in the notice of noncompliance.

(b) In the event any person fails to comply, the zoning administrator may take any of the following actions:

- (1) Extend the time for compliance on the basis of good cause shown or extenuating circumstances;
- (2) Initiate proceedings for judicial action, set forth in section 9-3212; or
- (3) Initiate in rem proceedings, set forth in section 9-3213.

Sec. 9-3212. - Judicial proceedings.

- (a) *Charge and summons:* If any owner, tenant or other person violates the provisions of this chapter, the zoning administrator shall be authorized to issue thereto a copy of charges and summons which direct their appearance before the State Court of Spalding County at a specified time to answer such charge. Service of process of the charge and summons shall be accomplished as provided by state law, including O.C.G.A. § 41-2-12.
- (b) *Contents of complaint:* The charge and summons initiated by the zoning administrator shall identify the subject real property by appropriate street address and official tax map reference; identify the interested parties, state with particularity the factual basis for the action; and contain a statement of the action sought by the zoning administrator to abate the alleged nuisance or condition. Such hearing shall be held not less than fifteen (15) days nor more than forty-five (45) days after the filing of the complaint with the proper court. Any interested party shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for the hearing.
- (c) *Emergency power:* Notwithstanding any other provision of this chapter, the zoning administrator shall be authorized to cause the charge and summons set forth in subsection (a) to issue instant in the event the conditions constitute a

clear and present damage or hazard to person or property and take any other appropriate action necessary to correct such condition.

(d) *Judicial determination; contents of order:* If, after notice and hearing, the court determines that the building or residence is unfit for commercial use or in violation of the requirements of this chapter or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the court shall state in writing findings of fact in support of such determination and shall issue and cause to be served upon the interested parties that have answered the complaint or appeared at the hearing an order:

- (1) If repair, alteration or improvement of the commercially used building, structure or property can be made at a reasonable cost in relation to its present value, requiring the owner, within the time specified in the order, to repair, alter, or improve such commercially used, building or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation and, if applicable, to secure the building or structure so that it cannot be used in connection with the commission of drug crimes; or
- (2) If the repair, alteration or improvement of the commercially used building, structure or property in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to its present value, requiring the owner within the time specified in the order to demolish and remove such building or structure and all debris from the property.
- (3) In making its determination of the "reasonable cost in relation to the present value of the building or structure," the court shall not consider the value of the land on which the structure is situated; provided, however that costs of the preparation necessary to repair, alter or improve a commercially used building or structure may be considered. Income and financial status of the owner shall not be considered. The present value of the commercially used building or structure and the costs of repair, alteration or improvements may be established by affidavit of real estate appraisers with a Georgia appraiser classification as provided in Chapter 39A of Title 43, qualified building contractors or qualified building inspectors without actual testimony being presented. Costs of repair, alteration or improvement of the commercially used building or structure shall be the cost necessary to bring the structure into compliance with the applicable codes relevant to the cited violations.

(e) *Owner's failure to comply with order:* If the owner fails to comply with an order to repair or demolish the building or structure, the zoning administrator may cause such commercially used building, structure or property to be

repaired, altered or improved or to be vacated, closed or demolished. Such abatement action shall commence within two hundred seventy (270) days after the expiration of the time specified in the order for abatement by the owner. Any time during which such action is prohibited by a court order issued pursuant to O.C.G.A. § 41-2-13 or any other equitable relief granted by a court of competent jurisdiction shall not be counted toward the two hundred seventy (270) days in which such abatement action must commence. The zoning administrator or his designee shall cause to be posted on the main entrance of the commercially used building or structure a placard with the following words:

"This building is unfit for human occupancy or commercial, industrial or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful."

- (f) *Credit for demolition materials:* If the zoning administrator or his designee causes the structure to be demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any moneys received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sale proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The zoning administrator or his designee and the governing authority are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.
- (g) *Lien for cost of demolition:* The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the county tax commissioner or municipal tax collector or county revenue officer, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon which such cost was incurred.
- (h) *Attachment of lien:* The lien provided for in subsection (g) of this section shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure or demolition in the Office of the Clerk of Superior Court of Spalding County, Georgia and shall relate back to the date of the filing of the lis pendens notice required by O.C.G.A. § 41-2-12(c). The clerk shall record and index such certified copy of the order in the deed records of Spalding County and shall enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior and shall continue in force until paid.

- (i) *Statement of costs and fees:* Upon final determination of costs, fees and expenses incurred in accordance with this section, the zoning administrator shall transmit to the county revenue officer a statement of the total amount due and secured by said lien, together with copies of all notices provided to interested parties. The statement of the zoning administrator shall be transmitted within ninety (90) days of completion of the repairs, demolition or closure. It shall be the duty of the county revenue officer to collect the amount of the lien using all methods available for collecting real property ad valorem taxes, including specifically Chapter 4 of Title 48; provided, however, that the limitation of O.C.G.A. § 48-4-78 which requires twelve (12) months of delinquency before commencing a tax foreclosure shall not apply. The Spalding County Tax Commissioner shall collect and enforce municipal liens imposed pursuant to this section in accordance with O.C.G.A. § 48-5-359.1. The Spalding County Tax Commissioner shall remit the amount collected to Spalding County, Georgia.
- (j) *Enforcement/redemption of lien:* The lien authorized by this section may be enforced pursuant to the provisions of O.C.G.A. § 41-2-9(3). The redemption amount in any enforcement proceeding authorized by this section shall be pursuant to § 41-2-9(4).

Sec. 9-3213. - In rem proceedings.

- (a) *Initiation of proceeding:* When the zoning administrator, during the course of conducting an investigation of any property pursuant to section 9-3209 determines that such commercially used building, structure or property is unfit for human habitation or other use or that such property is hazardous or constitutes a nuisance per se, a charge and notice of in rem proceeding shall issue and be served upon all interested parties stating:
 - (1) That an in rem proceeding against the property has been filed before the board of commissioners and shall be reviewed by the board of commissioners no later than fourteen (14) days after service of the charge and notice;
 - (2) That the board of commissioners will conduct a hearing at a date and time specified in the charge and notice;
 - (3) That the owner or any other party in interest shall be given the right to file an answer to the charge and notice and to appear in person or otherwise to give testimony at the hearing;
 - (4) That the board of commissioners, in conducting the hearing, shall have the right to administer oaths, examine witnesses and receive evidence;

- (5) That rules of evidence prevailing in courts of law or equity shall not be controlling in the hearing;
 - (6) A copy of the in rem proceeding shall accompany the charge and notice; and
 - (7) The in rem proceeding shall comply with the requirements of O.C.G.A. § 41-2-9(3), as set out in section 9-3212(b).
- (b) *Maintenance of files and minutes of the hearing:*
- (1) The zoning administrator shall be responsible for maintaining a file on each property as to which an in rem proceeding is initiated.
 - (2) The clerk of the board of commissioners shall be responsible for taking and maintaining minutes of the hearing in each in rem proceeding.
- (c) *In rem hearing and findings:* The board of commissioners shall conduct a hearing on each commercially used building, structure or property which is the subject of an in rem proceeding. The board of commissioners shall make the following determinations based on the evidence presented at the hearing:
- (1) Whether the building is unfit for human occupancy;
 - (2) The percentage of deterioration or damage to the building, exclusive of its foundation and lot;
 - (3) The cost of repairs necessary to bring the building into compliance with the provisions of this chapter;
 - (4) The value of the building after repairs have been made;
 - (5) Whether drug or other crimes have been committed in and about any vacant building.
 - (6) Whether the property is unsafe, unsanitary, dangerous or detrimental to the health, safety and welfare of the occupants of the property or the general neighborhood in which the property is located.
- (d) *Service of charge and notice of an in rem proceeding:*
- (1) If the board of commissioners finds that any commercially used building, structure or property is unfit for human occupancy, it shall direct the zoning administrator to place a sign and dated placard thereon stating:

"WARNING: Spalding County has determined that this building is unfit for human occupancy, and its condition violates the requirements of the Spalding County Minimum Commercial Building Code. It shall be unlawful for this building or structure to be occupied after thirty (30) days from the date of this notice and thereafter until such time as the building is determined to be fit for human occupancy as determined by the Zoning Administrator. Mutilation, unauthorized removal, damage or destruction of this notice shall be an offense punishable by fine and/or imprisonment."

- (2) If the board of commissioners finds that any commercially used building, structure or property can be repaired at less than fifty (50) percent of its value, exclusive of foundation and lot, it shall issue an order stating:
 - a. That the building has been found unfit for human occupancy but that it can be repaired, improved or altered at a cost constituting a specific percent of the value thereof;
 - b. An enumeration of conditions which renders the building unfit for human occupancy shall be stated;
 - c. An enumeration of remedial actions which must be undertaken to correct each condition;
 - d. A specified period of time in which remedial actions must be undertaken and completed;
 - e. A statement that, should the owner fail to make repairs or vacate the building or structure within the prescribed time, the zoning administrator shall cause the building to be vacated, cleaned and closed. The cost of vacating, cleaning and closing the building by Spalding County shall be a lien against the real property for the costs incurred.
- (3) If the board of commissioners finds that any building or structure cannot be repaired at less than fifty (50) percent of its value, exclusive of foundation and lot, it shall issue an order stating:
 - a. That the building has been found unfit for human occupancy and cannot be repaired, improved or altered at a cost less than fifty (50) percent of the value thereof;

- b. A specified period of time reasonably set directing the owner to commence and complete vacating, removing and/or demolishing the building, in addition to cleaning and reseeded the lot;
 - c. A statement that, should the owner fail to vacate, remove or demolish the building within the specified time, the zoning administrator shall cause the building to be vacated, removed and demolished and ground cover replanted. The costs thereof shall result in a lien against the real property for the costs incurred.
- (4) Orders and other filings made subsequent to service of the initial charge and notice of an in rem proceeding shall be served by regular mail on any interested party who answers the charge and notice or appears at the hearing. Any interested party who fails to answer or appear at the hearing shall be deemed to have waived all further notice in the proceedings.
- (e) The governing authority may suspend any lien imposed on the property if the owner of the property enters into a contract with Spalding County by which a timetable for rehabilitation or demolition of the property is stated and upon demonstration of the financial ability to accomplish the rehabilitation or demolition thereof.

Section 5: The within and foregoing amendments to the Spalding County, Georgia Code of Ordinances shall become effective immediately upon adoption of this Ordinance.

Section 6: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

which will add attractiveness and value to the property if preserved.

I. Architectural Criteria for Single Family Dwellings located within a Subdivision: Single Family dwellings constructed within a subdivision located within AR-1 (Agricultural and Residential), AR-2 (Rural Reserve), R-1 (Single-Family Residential Low Density), R-1A (Single Family Residential), R-2 (Single Family Residential), R-4 (Single Family), and R-5 (Single Family) zoning districts shall comply with the following architectural criteria: (#A-03-02, 03-17-03; #A-06-06, 06-05-06; #A-06-10, 09-11-06)

1. The pitch of the roof of each residential dwelling shall have a minimum vertical rise of six (6) feet for each twelve (12) feet of horizontal run, provided this requirement shall not apply to roof structures covering porches, gables, bay windows, dormer windows, and garages. (#A-06-10, 09-11-06)
2. Each residential dwelling shall be constructed with a garage with minimum dimensions of twenty (20) feet width by twenty (20) feet length.
3. The façade of each residential dwelling shall include accents of brick, stone, cemplank shakes, or wood shakes shakes which cover at least 25% of the surface area thereof. (#A-06-06, 06-05-06)
4. Alternatively, on houses with a crawlspace of built-up slab of at least 18 inches, the façade may be full faced stucco or cemplank siding; however, all other exterior walls shall be required to be faced with cemplank siding as well. (#A-06-06, 06-05-06)
5. The provision of this Ordinance shall apply to any subdivision platted on or after 03/17/03. (#A-06-06, 06-05-06)

J. Lot and Foundation Survey: (#A-13-06, 10-07-13)

1. Prior to the issuance of a Building Permit for the construction of a building pursuant to Section 408 of the Unified Development Ordinance, a survey of the lot and foundation shall be provided to the Building Official to verify that the building or structure will be located within the designated setbacks and within the buildable area of the lot.
2. The foundation surveys shall be submitted to and approved by the Spalding County Development Department and approval by the Department shall be designated in writing on the survey.
3. It shall be unlawful to commence any construction work on any building or structure until the foundation survey has been approved by the Building Official and filed with the Spalding County Community Development Department.
4. Violations of this provision may be subject to a stop work order and/or citation for a violation of this regulation.

Section 502: Development Standards for Streets. All streets established in the County after the effective date of this Ordinance must comply with the following development standards: