AGENDA
Regular Scheduled Meeting
CITY OF GRIFFIN BOARD OF COMMISSIONERS
September 27, 2022
W. ELMER GEORGE MUNICIPAL HALL
6:00 PM

Present:

Call to order by Mayor Hollberg

Pledge of Allegiance

Invocation

Approval of Agenda

CITIZEN COMMENTS

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Commission meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

PUBLIC HEARINGS

Public Hearings are conducted to allow public comment on specific advertised issues such as rezoning, ordinances, policy development, operating budgets and other legislative actions to be considered by the City Commission.

1. Receive comments regarding a request for a special use permit for a Place of Assembly in Central Business District (CBD) for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

2. Receive comments regarding variance requests to reduce the two acre minimum lot size and 200' street frontage requirements for a Place of Assembly for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

3. Receive comments regarding a request to rezone property located at 215 North 9th Street consisting of 0.31+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

4. Receive comments regarding a request for a special use permit for a Place of Assembly in the Central Busines District (CBD) for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

5. Receive comments regarding variance requests from the minimum two (2) acre lot size and minimum 200' street frontage requirements for a Place of Assembly for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

6. Receive comments regarding a variance request to exceed the maximum 220 square foot building signage requirement in the sign ordinance for property located at 815 E. Slaton Avenue. *Director of Planning & Development, Chad Jacobs will address.*

7. Receive comments regarding a request to rezone property located at 929 S. Hill Street consisting of 0.70+/- acres from Institutional (INST) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

8. Receive comments regarding a request to rezone property located at 1447 DF Fuller Drive consisting of 22.62+/- acres from Low Density Residential B (LDR-B) to High Density Residential B (HDR-B). *Director of Planning & Development, Chad Jacobs will address.*

9. Receive comments regarding a request to rezone property located at 1556 Old Atlanta Road consisting of 0.28+/- acres from Planned Industrial Development (PID) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

CONSENT AGENDA

10. Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on September 13, 2022.

11. Consider a contract with Quality Construction by McLeroy, Inc., low bidder, in the amount of $825,088.55 for milling and resurfacing for year 1 of TSPLOST repaving. *Director of Public Works, Mariza Eller, will address.*

12. Consider a Notice of Intent Not to Renew the Elevator Maintenance Agreement with Mowrey Elevator Company of Florida, Inc. and authorize the City Manager to execute and serve the Notice for purposes of terminating the Agreement. *Director of Public Works, Mariza Eller, will present.*

13. Consider contract with Manley Acquisition Services, LLC, professional services, for right of way acquisition for Elles Way improvement project in the amount of $7,500.00. *Public Works Director, Mariza Eller, will address.*

14. Consider a contract between the City of Griffin and Kendall Vegetation Services, procured through ECG Joint Purchasing Agreement, to perform annual tree trimming services, in an amount not to exceed $655,648. *Electric Director, Jennifer Freeman, will address.*

15. Consider an agreement with Site Med, lowest quote and most qualified provider, to conduct on-site NFPA 1582 firefighter medical exams in the amount of $20,705.00. *Fire Chief John Hamilton will address.*

16. Consider the purchase of one Ford Ranger pickup truck for telecommunications and fiber maintenance in the amount of $26,299.00 from Speedway Ford, state contract. *Chief Technology Officer, Gibb Cotton, will address.*

REGULAR AGENDA

The Regular Agenda includes items on which the Commission will individually consider and possibly take action.

17. Consider a request for a special use permit for a Place of Assembly in Central Business District (CBD) for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

18. Consider variance requests to reduce the two (2) acre minimum lot size and 200' street frontage requirements for a Place of Assembly for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

19. Consider a request to rezone property located at 215 North 9th Street consisting of 0.31+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

20. Consider a request for a special use permit for Place of Assembly in Central Business District (CBD) for property located 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

21. Consider variance requests from the minimum two (2) acre lot size and minimum 200' street frontage requirements for a Place of Assembly for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

22. Consider a variance request to exceed the maximum 220 square foot building signage requirement in the sign ordinance for property located at 815 E. Slaton Avenue. *Director of Planning & Development, Chad Jacobs will address.*

23. Consider request to rezone property located at 929 S. Hill Street consisting of 0.70+/- acres from Institutional (INST) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

24. Consider a request to rezone property located at 1447 DF Fuller Drive consisting of 22.62+/- acres from Low Density Residential B (LDR-B) to High Density Residential B (HDR-B). *Director of Planning & Development, Chad Jacobs will address.*

25. Consider a request to rezone property located at 1556 Old Atlanta Road consisting of 0.28+/- acres from Planned Industrial Development (PID) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

26. Consider a Resolution, per Sec. 2-190 of the Griffin Code of Ordinances, to ratify a purchase order with Crawford Grading & Pipeline, Inc., lowest responsive quote, for paving in the Hillandale subdivision, including full depth reclamation, asphalt, and striping in the amount of $227,672.30. *Public Works Director, Mariza Eller, will address.*

27. Consider a construction contract with Renfroe Construction Company, low bidder, in the amount of $1,225,000.00, for the construction of the City of Griffin Electric Department's building addition, located at 1010 N. Hill Street, consider the drawdown of an amount not to exceed $1,225,000.00 from the MEAG Municipal Competitive Trust, Short Term Flexible Operating Account, and amend the budget accordingly. *Electric Director, Jennifer Freeman, will address.*

28. Consider contract for water and sewer construction services for Phase I of the Community Development Block Grant, D.F. Fuller Revitalization Area, from RDJE, Inc., lowest responsive bidder, in the amount of $1,337,887.00 for the Department of Watershed Management, and amend the budget accordingly. *Director of Watershed Management, Brandon Lewis, will address.*

CITY MANAGER'S REPORT

The City Manager will update the Commission on pending items, upcoming workshops, meetings, conferences and other pertinent issues.

CITY ATTORNEY COMMENTS

CITY COMMISSIONER COMMENTS

Commissioners will provide updates regarding issues of interest from their respective districts and/or committee reports.

ADJOURN

The City of Griffin is committed to providing equal access to all of its programs, services and activities regardless of race, color, religion, marital status, gender, gender identity, genetic information, sexual orientation, national origin, age, physical or mental disability, past or present membership in the Uniformed Services, applicants to the Uniformed Services, any protected concerted activity or any other legally protected status. Any individual who needs an accommodation because of a disability should contact ***Stephanie Woods at (770) 233-2923 or hr@cityofgriffin.com*** *as far in advance of a meeting as possible.*

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request for a special use permit for a Place of Assembly in Central Business District (CBD) for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for a Place of Assembly at 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the community and other related ministries. This parcel is in the Central Business District (CBD) zoning district.

STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (22-SUP-02) submitted by Journey Church of Griffin, Inc. to allow for a Special Use Permit for a Place of Assembly located at 210 East Solomon Stree with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

At its hearing on September 19, 2022, the Planning & Zoning Board voted 3-0 to approve with staff conditions.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 210 E. Solomon St.pdf
210 E Solomon Street SU Staff Report.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR SPECIAL USE

Date Received: 8-10-22 Application Number: 22-SUP-02

Applicant: Journey Church of Griffin, Inc. Telephone Number: 770-468-0465

E-mail Address: michael@journeynow.org

Address: Mailing: PO Box 1333, Griffin, GA 30223; Physical: 210 E. Solomon St, Griffin, GA 30223

Project Name/Description: Journey Church of Griffin, Inc.

Address/Location: 210 E. Solomon St., Griffin, GA 30223

Tax Map 017 Block 45 Lot Number 002 B

Zoning CBD Parcel(s) Size: 0.44 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Leasee

Application fee amount: 300.00

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check _____ Other

I attest that this Special Use Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Michael Moody Date: 8-5-22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
SPECIAL USE QUESTIONNAIRE

Date Submitted: 8-10-22 Application Number: 22-SUP-02

Applicant Name: Journey Church of Griffin, Inc (Michael Moody)

Address of Property: 210 E. Solomon St. Griffin, GA 30223

Tax Map, Block and Lot Number: _____

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Special Use Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Special Use:

1. What is the Special Use being requested and why is it necessary to the development of the identified property?
2. Explain the proposed ingress and egress to the property and buildings with reference to vehicular and pedestrian safety, traffic flow and emergency vehicle access; what parking is available and how will it affect adjoining streets?
3. What are the proposed days and hours of operation of the proposed use and will any outdoor lighting be utilized?
4. For uses involving public access assemblies, such as churches, auditoriums, theatres, meeting halls, restaurants and similar places, explain how the proposed use will meet the required fire, life safety and health code.
5. Detail utilities to the property and provide the names of the providers noting their location and availability (water, sanitary sewer, electric, gas, refuse, etc.)
6. What screening buffers are being proposed with reference to location, type, dimension, and character?
7. Are there any signs proposed? Please provide their location, lighting method, material type, size and compatibility with the surrounding properties.
8. Explain how the proposed use is compatible with the existing uses in the surrounding neighborhood.
9. Will the proposed use constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of people attending or using the facility, noise, fumes generated, or type of physical activity?

Journey Church of Griffin, Inc
210 E. Solomon St., Griffin

Application for Special Use

1. We are requesting a Place of Assembly zoning overlay for 210 E. Solomon Street, Griffin, GA 30223. Journey Church of Griffin, Inc. is a 16 year old church that has recently vacated 315 W. Solomon St. and is looking to make this property our building where we gather on Sundays for church services and is used throughout the week in various ways for the city and related ministries. Because the property is zoned CBD we need to have this zoning for our church to gather.
2. The building of 210 E. Solomon St. has a double door entrance/exit on the North side of the building which leads to E. Solomon St. The South side of the building has a single door entrance/exit leading to the building's 22-space parking lot which is adjacent to Bank St. Public parking in the immediate vicinity of the building include:
    - 19 parking spaces on East Solomon
    - 20 parking spaces on West Solomon
    - 15 parking spaces on 6th street, 5 parking spaces on Bank Street
    - Additionally there is the City of Griffin parking deck in close proximity to 210 E. Solomon St.
3. The main usage of this building will be for church and community gatherings. Proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am. Our building will have a set of restrooms that will have easy access from Solomon Street that can be used for downtown events. The property has large spaces available for rental for various activities including meetings, special events, and gatherings. Our space will be available for use and rent as needed. No additional outdoor lighting will be utilized then what is already present.
4. 210 E. Solomon St. is scheduled to undergo a pressure test for the sprinkler system. The owner of the building, Jim Brown, is working with the Griffin Fire Marshal, Mike Thompson, to ensure the building is up to code. The property has a video security system connected to authorities. The property has a minimal kitchen for staff usage and will not be serving food commercially. As a church we will comply with all codes and expectations set by the city of Griffin. All other requirements of the city will be met upon our being made aware.
5. Utilities for the property provided by City of Griffin.
6. No structural (indoor/outdoor) changes are needed to the property to prepare for our church to gather.
7. Our signage includes:
    1. Building Sign - A painted sign on the north side of building similar to the size and style of what is currently present.
    2. Feather Banner - A swinging sign similar to the size and style of the church sign that currently hangs on 210 E. Solomon building.
8. Journey Church of Griffin, Inc. proposed use of 210 E. Solomon is compatible with the existing uses in the surrounding neighborhood in that we aspire to enhance the appeal of downtown Griffin and to be a positive addition to our community.

9. The proposed use of 210 W. Solomon St. will not constitute a nuisance or hazard to the surrounding community. We believe that a places of assembly zoning to this property and our presence in downtown will be a positive impact in multiple ways:
    - Our worship services will bring people into downtown and they will be able to see what Griffin has to offer. Our members attend from Pike, Spalding, Henry, and Fayette counties.
    - Our vision has always been to use our property to benefit the community. In the past we have used our space to host art shows featuring local artists, school socials from teacher appreciation luncheons to dances, and ESOL classes. We plan to continue to make our space available for these types of events which benefit our community.
    - We desire to be a visible and positive presence in the community and participation in the many events that happen downtown help us to accomplish this.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that:

Leasee: Journey Church of Griffin, Inc (Michael Moody); Property Owner: Jim Brown

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

____	Rezoning	____	Minor Site Plan
X	Special Use Request	____	Preliminary Site Plan
____	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Journey Church of Griffin, Inc Telephone Number: 770-468-0465

Address: 210 E. Solomon St, Griffin GA 30223

James S Brown Date: 8/5/2022

Signature of Owner

Michael Moody Date: 8-5-22

Signature of Representative

Erin Kelley

Notary Signature and Seal

Commission expiration date: 1-30-26

ERIN KELLEY SPALDING COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 30, 2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes ___x___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

Michael Moody
Signature of Applicant Date: 8-5-21

Michael Moody
Printed Name

_____
Signature of Applicant's Attorney or Representative Date: _____

_____
Printed Name

210 East Solomon Street
Special Use Permit Request
File No. 22-SUP-02

Applicant: Journey Church of Griffin, Inc.
Owner: EMAA Studios, LLC



Land Use Classification	Commercial
Current Zoning	Central Business District (CBD)
Proposed Use	Commercial – Place of Assembly
Parcel Size	.44/- Acres
Tax Map, Block and Lot No.	017 45002B
Planning and Zoning Board	Fetilda Dukes District 2
City Commission	Cora Flowers District 2
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for a Place of Assembly at 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the city and other related ministries. This parcel is in the Central Business District (CBD) zoning district.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

Article 406	Special Use Permit Provision
Article 408	Public Hearing
Article 713	Central Business District (CBD)
Article 721	Places of Assembly Overlay District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: Section 721 F.3.b within Places of Assembly requires a minimum lot size of 2 acres and no less than 200 feet of street frontage. The subject property is a .44 +/- acre tract of land and has approximately 184'± of road frontage between E. Solomon Street and E. Bank Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a place of assembly is compatible with the adjacent properties and land uses within the area. The area is predominately commercial uses and the subject property is located on a collector street.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use will not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

   FINDINGS: There is parking for a place of assembly at this location. The north side of the building has a double door entrance/exit and there is a single door to

enter and exit from the south side of the building. There are on street public parking spaces located near both doors. There are approximately 22 off street parking spaces located on the E Bank side of the property. The property currently has one point of ingress/egress off of E Bank Street for off street parking. The applicant also stated that the parking deck will be utilized if more parking spaces are needed.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: The request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code.

Planning Staff's Comments:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the city and other related ministries. The subject property is a .44 +/- acre tract of land and has approximately 184'± of road frontage between E. Solomon Street and E. Bank Street. Although the parcel does not meet either requirement (2 acres and 200 feet of street frontage), granting the Special Use Permit request will not adversely affect the existing properties or uses.

Planning Staff's Recommendation:

Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (22-SUP-02) submitted by Journey Church of Griffin, Inc. to allow for a Special Use Permit for a Place of Assembly located at 210 East Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding variance requests to reduce the two acre minimum lot size and 200' street frontage requirements for a Place of Assembly for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Journey Church of Griffin, Inc, is requesting a variance from Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.

STAFF RECOMMENDATION:

Planning & Development staff recommends APPROVAL of the variance request (22–VAR-05) at 210 East Solomon Street submitted by Journey Church of Griffin, Inc. to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 210 E. Solomon St.pdf
210 E Solomon St. VAR Staff Report.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR VARIANCE

Date Received: 8-10-22 Application Number: 22-VAR-05

Applicant: Journey Church of Griffin, Inc Telephone Number: 770-468-0465

Email Address: Michael@journeynow.org, whittney@journeynow.org

Address: Mailing: PO Box 1333, Griffin, GA 30223; Physical: 210 E. Solomon St. Griffin, GA 30223

Project Name/Description: Journey Church of Griffin, Inc

Address/Location: 210 E. Solomon St. Griffin, GA 30223

Tax Map 017 Block 45 Lot Number 002B

Zoning CBD Parcel(s) Size: 0.44 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Leasee

Application fee amount: 250.00

Paid by: _____Check (check #_____) _____Cash

_____Cashier's Check ___X___Other

I attest that this Variance Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best ofmy knowledge.

Michael Nyoff Date: 8-5-22

Signature of Applicant (or authorized representative)





PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
VARIANCE QUESTIONNAIRE

Date Submitted: 8-10-22 Application Number: 22-VAR-05

Applicant Name: Journey Church of Griffin, Inc (Michael Moody)

Address of Property: 210 E. Solomon St., Griffin, GA 30223

Tax Map, Block and Lot Number: _____

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Variance Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Variance:

1. For what reason is (are) the Variance(s) being requested, and why is it necessary for the development of the subject property?
2. What special considerations or circumstances exist that is peculiar to the subject property, and that is not applicable to other property in the same zoning district, thatmakes the need for a Variance unique?
3. Explain why and how the special conditions or circumstances described in Question #2are not self-imposed actions created by the property owner.
4. Explain how the City if Griffin Unified Development Code (UDC) provisions or other regulations would deprive the property owner of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary hardship for the property owner.
5. Is the Variance, if granted, the minimum variance that would allow reasonable use ofthe property? How and why is that the case?
6. Explain how granting the Variance request would be consistent with the general intentand purpose of the City of Griffin UDC.
7. Will the Variance, if granted, be injurious to the surrounding properties or detrimentalto health, safety, or welfare of the general public? If not, please explain.

Journey Church of Griffin, Inc
210 E. Solomon St., Griffin

Application for Variance

1. Variance is requested due to hardship in our building parcel size and road frontage which do not meet the requirements by the city. The size of the property provides ample space for our congregation of church members to meet for worship services. Our church congregation averages 30 cars for our weekly Sunday service. Available parking in close proximity to 210 E. Solomon St include:
   - 19 parking spaces on East Solomon
   - 20 parking spaces on West Solomon
   - 15 parking spaces on 6th street, 5 parking spaces on Bank Street
   - 22 parking spaces that belong to 210 E. Solomon St.
   - Additionally there is the City of Griffin parking deck in close proximity to 210 E. Solomon St.

   Proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am.
2. Due to the location of the property, it is impossible to expand the road frontage or parcel size. (building and city park directly adjacent to our property.
3. The variance requested is not self-imposed by the property owner in regards to road frontage and parcel size as they were established prior to ownership.
4. The current regulations in regards to road frontage and parcel size would cause a hardship to prevent Journey Church of Griffin, Inc to use the property for church services and other related ministries and community outreach. The square footage of the building and availability of parking provide ample space for our church.
5. Yes, as noted in point 1 and 4, the building size and number of both public and 210 E. Solomon's private parking spaces in the areas surrounding our location allow for more than adequate space to meet as well as parking.
6. The granting of the variance would be consistent with the city of Griffin UDC in that it will not threaten the health, safety, or welfare of the residents of Griffin. As noted in point 7, we believe the variance will have a positive impact on the health, safety, and welfare of the residents of Griffin and beyond.
7. The granted variance will not be injurious to the surrounding properties or detrimental to the health, safety, or welfare of the general public. We believe that granting of the variance will have a positive impact as our worship services will bring people into downtown and they will be able to see what Griffin has to offer. Our members attend from Pike, Spalding, Henry, and Fayette counties. Our vision has always been to use our property to benefit the community. In the past we have used our space to host art shows featuring local artists, school socials from teacher appreciation luncheons to dances, and ESOL classes. We plan to continue to make our space available for these types of events which benefit our community. We desire to be a visible and positive presence in the community and participation in the many events that happen downtown help us to accomplish this. Additionally, proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENTCONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other governmentofficial who will consider this application?

_____Yes __X_No

If yes, please complete the following section: Name

and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 ormore)

_____

_____

_____

Michael Moody Date: 8-5-22

Signature of Applicant

Michael Moody Date: 8-5-22

Printed Name

_____

Signature of Applicant's Attorney or Representative

_____

Printed Name

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that:
Leasee: Journey Church of Griffin, Inc (Michael Moody); Property Owner: Jim Brown
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval ofthe following.

____	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
X	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Journey Church of Griffin, Inc. Telephone Number: 770-468-0385

Address: 210 E. Solomon St. Griffin, GA 30223

James L Brown
Signature of Owner

Date: 8/5/2022

Michael Moody
Signature of Representative

Date: 8-5-2022

E Kelley
Notary Signature and Seal

Commission expiration date: 1-30-26

ERIN KELLEY NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 30, 2026

Variance
210 East Solomon Street
Project No. 22-VAR-05

Applicant: Journey Church of Griffin, Inc
Owner: EMAA Studios, LLC



Current Land Use Classification	Commercial
Current Zoning	Central Business District, CBD
Proposed Variance	Two-acre and 200 feet of street frontage requirements for a Place of Assembly
Parcel Size	0.44 +/-
Map, Block & Lot Number	017 45002B
City Commission	September 27, 2022
District Commissioner Member	Cora Flowers
Citizen Notification	Legal Notice was run in the August 26, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:
The applicant, Journey Church of Griffin, Inc, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.



Zoning Ordinance Sections applicable to this Application:
The following sections of the Unified Development Code apply to this variance request:

Article 410 Variance
Article 721(F) Place of Assembly

Article 410, Variance Standards for Review:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**
   There are extraordinary and exceptional conditions pertaining to this particular piece of property as it relates to its size and shape. This parcel is 0.44 acres in size and according to Article 721F 3(b), a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. It is not possible for the parcel to increase to the required two (2) acres. Although, this property does touch both E Solomon St and E Bank St, the street frontage only comes to 184 feet and is just shy of the 200 feet requirement.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**
   The application of a Place of Assembly, (POA) physical requirements to this property would create a practical difficulty or unnecessary hardship with regards to the size of the parcel. It is impossible to expand the street frontage or the property size as there is a building on the east side and Park at 6th on the west side of this parcel.

3. **Such conditions are peculiar to the piece of property involved.**
   Such conditions are peculiar to the piece of property involved as the property is large enough to house the church and the parking is adequate for the size and use of the building.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**
   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**
   The literal interpretation of this ordinance could deprive the applicant of any rights that others in the same district are allowed.

Planning & Development Department Review:

Planning Staff has reviewed the applicant's request for a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly. If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

Planning Staff Recommendation:

Planning & Development staff recommends **APPROVAL** of the variance request (22–VAR-05) at 210 East Solomon Street submitted by Journey Church of Griffin, Inc to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 215 North 9th Street consisting of 0.31+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is located at 215 North 9th Street on a 0.31 + acre tract of land and the rezoning would apply to 0.31 acres.

STAFF RECOMMENDATION:

Planning staff recommends CONDITIONAL APPROVAL of the request (22-REZ-03) to rezone 0.31+/- acres tract of land located at 215 North 9th Street from Medium Density Residential to Planned Commercial Development with the following condition:

A. The Future Land Use Map shall be amended from Residential to Commercial.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 215 N 9th St.pdf
21-REZ-03, 215 N 9th St Staff Report.pdf
Rezoning_Ordinance_22-REZ-03__215_N_9th_St_-_PCD.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-19-22 Application Number: 22-REZ-03

Applicant: Rickie Lewis Telephone Number: 678-790-3328

Email Address: rlexplorer@hotmail.com

Address: 2395 Fairway Circle SW Atlanta, Georgia 30331

Project Name/Description: ~~Genesis Environmental Resource Group, llc Disabled Veterans~~ Office

Address/Location: 215 N. 9th Street Griffin,

Tax Map 01221006 Block _____ Lot Number _____

Zoning MDR Parcel(s) Size: 13,545 (acres or square feet)

Applicant is: Property Owner X Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: $350

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check ___X___ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Rickie Lewis

Signature of Applicant (or authorized representative)

Date: 8-19-2022

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 08-19-2022 Application Number: 22-REZ-03

Applicant Name: Rickie Lewis

Address of Property: 215 N. 9th Street Griffin, Georgia 30223

Tax Map, Block and Lot Number: 01221006

Applicable Zoning Ordinance Section: Office Spaces PCD Zoning S/B

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property. See Attachment 1
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? See Attachment 1
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? See Attachment 1
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? See Attachment 1
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? See Attachment 1
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. See Attachment 1
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? See Attachment 1
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property? See Attachment 1

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:

Rickie Lewis

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

X	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
____	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Rickie Lewis Telephone Number: 678-790-3328

Address: 2395 Fairway Circle Atlanta, Ga 30331 and 215 N. 9th Street Griffin, Ga. 30223

Signature of Owner Date: 08-19-2022

N/A

Signature of Representative Date:

Cynthia Strickland

Notary Signature and Seal

Commission expiration date: 11-19-2022

CYNTHIA STRICKLAND
NOTARY PUBLIC
COWETA COUNTY, GEORGIA
My Commission Expires
November 19, 2022

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes ___X___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

N/A

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

~~N/A~~

Rickie Lewis

Signature of Applicant

Date: 08-19-2022

~~Rickie Lewis~~

Printed Name

Signature of Applicant's Attorney or Representative

Date:

Printed Name

215 N. 9th Street. GRIFFIN, GA. ATTACHMENT 1

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.

This property sits on the corner of North 9th St and West Central Ave. To the rear and right of the property is residential housing zoned MDR. Across the street are a couple of businesses; a restaurant and a car wash that are zoned PCD. Taking a look at the area from a larger perspective we see that this property sits north and east of PID, and west of PCD.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently
zoned, although such use may not be its highest and best potential use?

Currently, this property is zoned MDR. This property is a mechanic garage structure and is inappropreiate for residential housing. It is also unsuitable for any permitted or special commercial uses; Bed and Breakfast, Kennel, Neighborhood Club House, Place of assembly/worship, boarding house, and/or nursing home.

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?

Changing the zoning from MDR to PCD is suitable for this property for a couple of reasons. The building is designed for commercial purposes. The space doesn't make sense for anything other than a mechanic garage, car lot, or office space. Across the street are businesses and the zoning is PCD. There is property located close to this location that is zoned PID.

4. What is the relative gain to the public as compared to the hardship imposed upon the individual
property owner by maintaining the current Zoning?

Allowing zoning to change from MDR to PCD status would not only let the property to be used for its intended purpose, but it also means the unused building will now be occupied. This increases safety and even property value.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including the availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?

There should not be an issue with infrastructure. We are not increasing the size of the building or have any plans for adding bathrooms, water lines, or anything along those lines. We understand it will be our responsibility to obtain permits with the city for any remodeling plans.

(Continued)

215 N. 9th Street Griffin, GA.

ATTACHMENT 1

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.

Yes. This building is located directly across the street from PCD zoning and other commercial businesses.

7. Are there any environmental, historic, cultural, or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?

As previously said the structure on the lot is designed for a mechanic garage, car lot, or office space.

8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

Currently the property sits vacant. I have owned the property since May 2021 and am looking forward to establishing a business in Griffin. According to locals, this building has been used for a tire shop, convenient store, and mechanics garage.

215 North 9th Street
REZONING REQUEST
(Project No. 22-REZ-03)

AMENDED 9/20/22

Applicant: Rickie Lewis
Owner: Rickie Lewis



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial District
Future Land Use Designation	Residential
Proposed Use	Commercial
Parcel Size	0.31 +/- acres
Map, Block & Lot Number	Map 012 Block 21 Lot 006
Planning & Zoning Board	September 19,2022
City Commission	September 27, 2022
City Commission Member	District 2 Cora Flowers
Planning Board Member	District 2 Fetilda Dukes
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal/Site Location:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 215 North 9th Street on a 0.31 ± acre tract of land and the rezoning would apply to 0.31 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	No	Future Land Use Map (FLUM) has the subject property planned as Residential.
Citizen Notification & Participation	Yes	Legal Notice ran in the August 26, 2022 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 2, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.

Land Use	Yes	Proposed rezoning is not consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Residential.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	MDR	Residential
South	MDR	Residential
East	PCD	Commercial
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately surrounding to the north, south, and west are all zoned Medium Density Residential (MDR). For several blocks, the parcels to the east are zoned Planned Commercial Development (PCD).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Medium Density Residential, but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD) as it will continue to be used as a commercial property as it has been for several decades.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the east, are zoned Planned Commercial Development (PCD) and many properties are currently used as commercial. The proposed zoning of PCD can be considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.31 acre tract. Rezoning does go against the intent of the Comprehensive Plan which is residential; however, the building is a commercial structure and would need to be demolished in order to put a house on this parcel. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that has been associated with this property for decades.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is not consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as residential. The use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses to the east. The parcel is adjacent to another property that is currently zoned Planned Commercial Development (PCD). The Comprehensive Plan and the associated FLUM indicate this parcel as residential; however, the building is a commercial structure and would need to be demolished in order to put a house on this parcel. Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of an historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property is currently vacant. The applicant purchased the property last year and has been unable to have a commercial business due to the residential zoning. The commercial businesses that have occupied this parcel before are a tire shop, automotive garage, and a convenience store. This property has had a legal nonconforming (grandfathered) commercial use for several decades.

Staff Comments:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable. By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 215 North 9th Street on a 0.31 ± acre tract of land and the rezoning would apply to 0.31 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends CONDITIONAL APPROVAL of the request (22-REZ-03) to rezone 0.31+/- acres tract of land located at 215 North 9th Street from Medium Density Residential to Planned Commercial Development with the following condition:

A. The Future Land Use Map shall be amended from Residential to Commercial.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 - 09

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 012 21006) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Rickie Lewis
Owner: Rickie Lewis
Properties: Spalding County Tax Parcel 012 21006, (0.31 +/- acres) located at 215 North 9th Street

Condition:

A. The Future Land Use Map shall be amended from Residential to Commercial.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request for a special use permit for a Place of Assembly in the Central Business District (CBD) for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses who could benefit from the foot traffic created by the social events at this address. This parcel is in the Central Business District (CBD) zoning district.

STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (22-SUP-03) submitted by Stacy Mathena to allow for a Special Use Permit for a Place of Assembly located at 315 West Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

At their hearing on September 19, 2022, the Planning & Zoning Board voted 3-0 to approve with staff conditions.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 315 W Solomon St.pdf
315 W Solomon Street SU Staff Report.pdf

PAID

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all required attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770) 233 - 4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770) 233 - 2915. Please contact our office if you have any questions about this application or the Special Use Process.

Special Use Application Submission Requirements:

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

➢ Project Name/ Description: Passion Events & Design at DOVEDOWN

Address: 315 West Solomon St. Suite 400

Parcel Number(s): 012 31003 Current Zoning: CBD Parcel(s) Size: 0.78

➢ Applicant Name: Stacy Mathena

Address: 100 Grizzley Ln

City: Griffin State: GA Zip: 30223

Telephone Number(s): 678-416-3275 Email: Passion Events. Design@Gmail.Com

➢ Property Owner Name: Ateer Sheth

Address: 403 West Ponce De Leon Ave. Suite 286

City: Atlanta State: GA Zip: 30030

Telephone Number(s): 404-642-0259 Email: ateer@falconviewproperties.com

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Stacy Mathena — Applicant Signature

Stacy Mathena — Printed Name

8/17/22 — Date

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

➢ Applicant Name: Stacy Mathena

Project Name/ Description: Passion Events + Design at DoveDown

Address: 315 W. Soloman St. Suite 400

Applicable Zoning & Ordinance Section: CBD / 713

➢ The following information must be submitted with the Variance Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

➢ Please provide written answers to the following questions to justify a request for Special Use:

1) • For what reason is (are) the Special Use being requested, and why is it necessary for the development of the subject property?

2) • Explain the proposed ingress and egress to the property and buildings with reference to vehicular and pedestrian safety, traffic flow and emergency vehicle access.
  - What parking is available and how will it affect the adjoining streets?

3) • What are the proposed days and hours of operation for the proposed use?
  - Will any outdoor lighting be utilized?

4) • For uses involving public access assemblies, such as churches, auditoriums, theaters, meeting halls, restaurants, and similar places, explain how the proposed use will meet the required fire, life safety and health codes.

5) • Detail utilities to the property and provide names of the providers, noting their location and availability (water, sanitary sewer, electric, gas, refuse, etc.)

6) • What screening buffers are being proposed with reference to the location, type, dimension and character?

7) • Are there any signs proposed?
  - If so, please provide the location, lighting method, material type, size and compatibility with the surrounding properties.

8) • Explain how the proposed use is compatible with the existing uses in the surrounding neighborhood.

9) • Will the proposed use constitute a nuisance, hazard, or otherwise adversely affect the public interest because of the number of people attending or using the facility, noise, fumes generate, or any type of physical activity?

10) • Please indicated the total square footage of the space for the proposed use.

Special Use Questionaire

1. The purpose of the Special Use Request is because we want to revive The DOVEDOWN building, it is a very poplar and iconic location. It has been used as a place for gatherings for many years now and we would like to continue that tradition by investing into downtown Griffin. The community would benefit because we would be bringing another beautiful option for couples to be married, which is very much needed in our city. We have been in the wedding industry for 15 years and would like to put our knowledge and experience to use at The DOVEDOWN Building. In doing so, we are bringing business to the COG and the Downtown area. Due to the fact that the DOVEDOWN Building is in the Downtown district, we will be able to recommend many of the great and growing downtown restaurants as possible locations for my clients as places for rehearsal dinners, shopping, planning meetings, etc. Our intention is to help the revenue and success for these downtown business who depend on the foot traffic. We believe every Bride and Groom deserves the wedding of their dreams no matter the budget and it is our dream to make this possible. The tag line of our company is... "Its Your Vision and Our Passion to Create it!" and thats what we want to do at The DOVEDOWN Building, we want the opportunity to use that beautiful building to create the visions of many Brides and Grooms-to-be!

2. It is an established business with sufficient entrances and exits. There is plenty of parking for the building.

3. Proposed Days and hours are typically only on the weekends. Most weddings will be on Saturdays and usually commense by 10 pm, if not sooner. Outdoor lighting is only needed in the parking lot which is already there.

4. Building has recently been inspected by the fire marshall and passes

all recommendations needed for safety. The Fire Extinguishers were recently checked and tagged.

5. Utilities are by the City of griffin.
6. It is an established building. Nothing new.
7. We intend to use the same location as the previous business, no light needed.
8. The DOVEDOWN Building has been serving our community and surrounding neighborhood as a location for gathering for many years. The building has plenty of parking, a nice large open floor plan and many restrooms, which is perfect for gatherings. We intend to use the beloved iconic building for what the City of Griffin has come to know as a great place for gatherings for many years prior.
9. No, It will not be a nuisance. We intend to run the DOVEDOWN as an Up Scale Wedding Venue with a full service staff. Meaning we will be very hands on and be there managing at all gatherings. We will have security just to ensure all gatherings stay safe and classy. We want this to be a beautiful and safe place to be at all times. We intend to be respectful to our neighbors and follow all city noise ordinances. By following all rules we will be bringing economic development to the downtown district.
10. 8,000

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-Sup-03

OWNER'S AUTHORIZATION

This is to certify that: New Griffin Township, LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☑ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: New Griffin Township, LLC

Property Owner Signature	ATEER SHETH	8/17/22
	Printed Name	Date
Legal Representative Signature	ATEER SHETH for NGT, LLC	8/17/22
	Printed Name	Date

Notary Signature

Seal: JEREMY CHAD PENTON Notary Public, Georgia Spalding County My Commission Expires February 13, 2024

Commission Expiration Date: February 13, 2024

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

➢ If **yes**, please complete the following section:

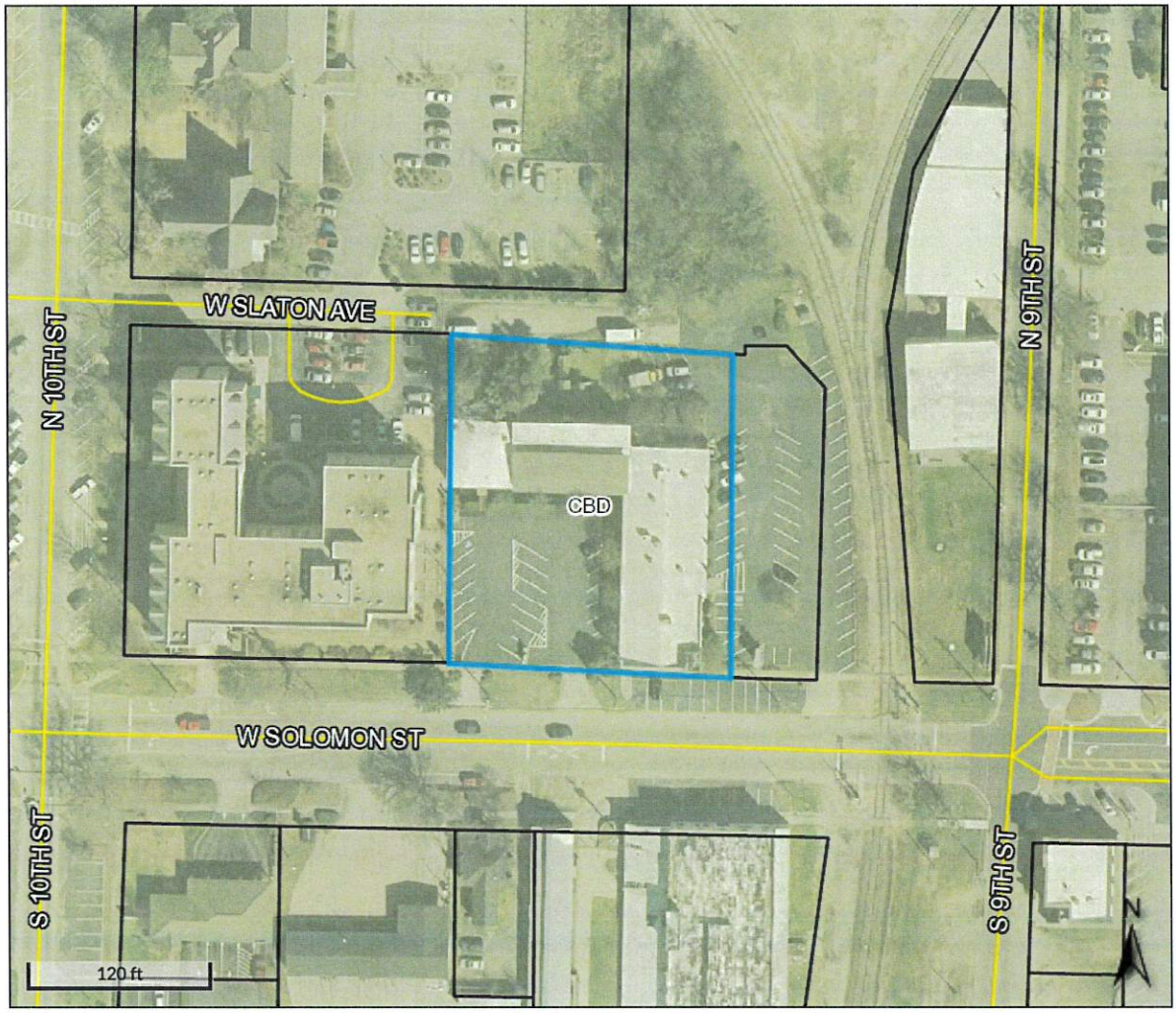
- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Stacy Mathena Stacy Mathena 8/17/22

Applicant Signature Printed Name Date

qPublic.net™ Spalding County, GA





Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	012 31003	**Owner**	DOVEDOWN PARTNERS LLC	**Last 2 Sales**			
Class Code	Commercial		6190 POWERS FERRY RD STE 220	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN-TAD#1		ATLANTA, GA 30339	4/23/2004	0	QC	U
	TAD#1	**Physical Address**	315 W SOLOMON ST	4/23/2004	$600000	FM	Q
Acres	0.78	**Assessed Value**	Value $588541				
		Land Value	Value $101931				

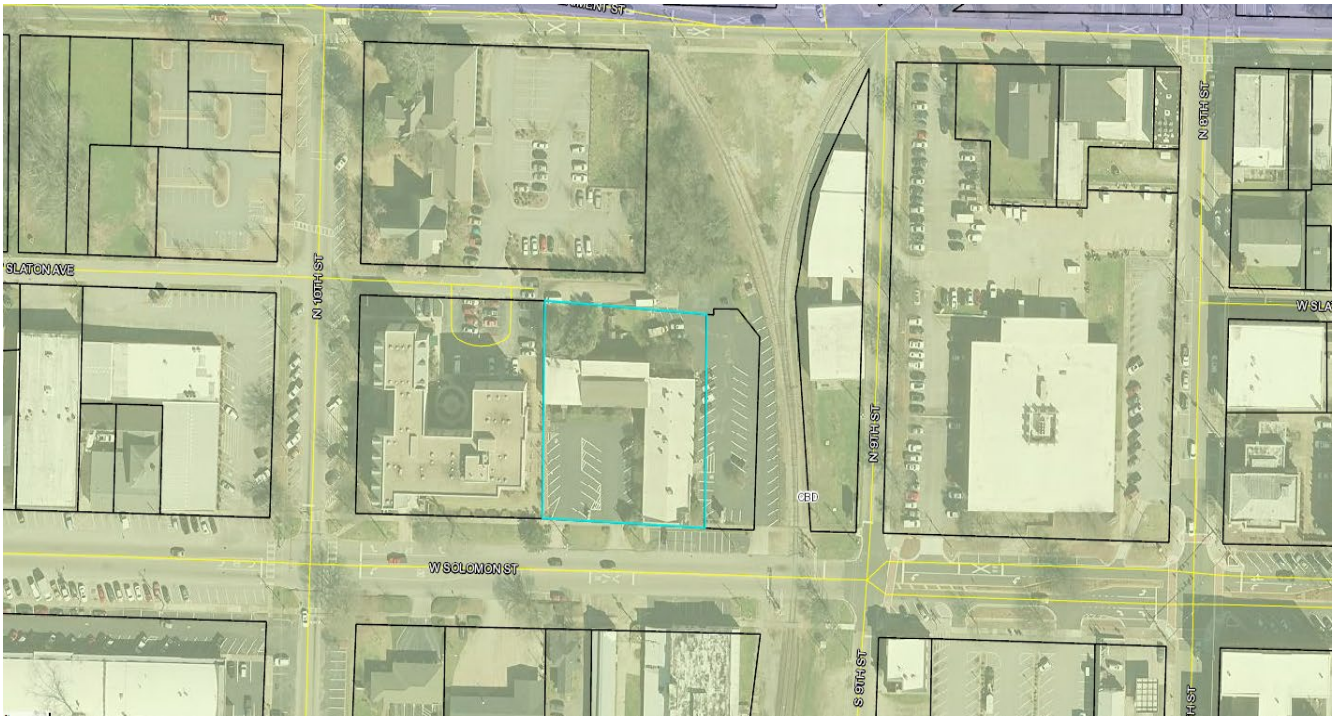
(Note: Not to be used on legal documents)

Date created: 8/18/2022
Last Data Uploaded: 8/18/2022 8:42:07 AM

Developed by Schneider GEOSPATIAL

315 West Solomon Street
Special Use Permit Request
File No. 22-SUP-03

Applicant: Stacy Mathena
Owner: New Griffin Township, LLC



Land Use Classification	Commercial
Current Zoning	Central Business District (CBD)
Proposed Use	Commercial – Place of Assembly
Parcel Size	0.78/- Acres
Tax Map, Block and Lot No.	012 31003
Planning and Zoning Board	Joann Todd District 4
City Commission	David Brock District 4
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses who could benefit from the foot traffic created by the social events at this address. This parcel is in the Central Business District (CBD) zoning district.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

Article 406	Special Use Permit Provision
Article 408	Public Hearing
Article 713	Central Business District (CBD)
Article 721	Places of Assembly Overlay District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: Section 721 F.3.b within Places of Assembly requires a minimum lot size of 2 acres and no less than 200 feet of street frontage. The subject property is a .78 +/- acre tract of land and has approximately 161'± of road frontage on W. Solomon Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a place of assembly is compatible with the adjacent properties and land uses within the area. The area is predominately commercial uses and the subject property is located on a collector street.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use will not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

FINDINGS: This location has sufficient on street and off street parking. Nineteen (19) off street spaces are in the parking lot in front of the building and forty-four (44) off street spaces are in the parking lot adjacent to the building. There are also ten (10) on street parking spaces at this address. A public parking lot about 200 feet away can also an option if additional parking is needed for this address.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: The request for a Special Use Permit to allow a Place of Assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code.

Planning Staff's Comments:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses who could benefit from the foot traffic created by the social events at this address. . The subject property is a .78 +/- acre tract of land and has approximately 161'± of road frontage on W. Solomon Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

Planning Staff's Recommendation:

Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (22-SUP-03) submitted by Stacy Mathena to allow for a Special Use Permit for a Place of Assembly located at 315 West Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding variance requests from the minimum two (2) acre lot size and minimum 200' street frontage requirements for a Place of Assembly for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Stacy Mathena, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.78 +/- acre tract of land and the street frontage is 161 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.

STAFF RECOMMENDATION:

Planning & Development staff recommends APPROVAL of the variance request (22–VAR-07) at 315 West Solomon Street submitted by Stacy Mathena to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
315 W Solomon St Application.pdf
315 W Solomon St. VAR Staff Report.pdf

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8-18-22 Application Number: 22-VAR-07

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all required attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770) 233 - 4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770) 233 - 2915. Please contact our office if you have any questions about this application or the Rezoning Process.

Variance Application Submission Requirements:

1. Complete Variance Application
2. Complete Variance Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8/18/22 Application Number: 22-VAR-07

➢ Project Name/ Description: Passion Events & Design at Dovedown

Address: 315 W Solomon St.

Parcel Number(s): 012 31003 Current Zoning: CBD Parcel(s) Size: 0.78

➢ Applicant Name: Stacy Mathena

Address: 100 Grizzley Ln

City: Griffin State: GA Zip: 30223

Telephone Number(s): 678-416-3275 Email: PassionEventsDesign@Gmail.com

➢ Property Owner Name: Ateer

Address: 403 West Ponce De Leon Ave Ste 200

City: Atlanta State: GA Zip: 30030

Telephone Number(s): 404-642-0259 Email: ateer@falconviewproperties.com

I attest that this Variance Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Stacy Mathena — Applicant Signature

Stacy Mathena — Printed Name

8/18/22 — Date

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8-18-22 Application Number: 22-VAR-07

➢ Applicant Name: Stacy Mathena

Project Name/ Description: Passion Events + Design at DOVEDOWN

Address: 315 West Solomon

Applicable Zoning & Ordinance Section: _____

➢ The following information must be submitted with the Variance Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

➢ Please provide written answers to the following questions to justify a request for Variance:

- For what reason is (are) the Variance(s) being requested, and why is it necessary for the development of the subject property? I am unable to make property larger.
- What special consideration(s) or circumstance(s) exist that is/ are peculiar to the subject property, and that is not applicable to other properties in the same zoning district, which makes the need for a Variance unique? This is an existing buildings + property.
- Explain way and how the special condition(s) or circumstance(s) described in the question above are not self – imposed actions created by the property owner. N/A
- Explain how the City of Griffin Unified Development Code (UDC) provisions or other regulations would cause unnecessary hardship and deprive the property owner of rights commonly enjoyed by other properties in the same zoning district.
  I am unable to make property larger.
- Explain how and why this is the minimum Variance required to allow reasonable use of the property.
  If not approved I will not be able to opperate my business.
- Explain how granting this Variance request would be consistent with the general intent and purpose of the City of Griffin Unified Development Code (UDC).
  Property has been used for events in the past.
- Explain how this Variance will be beneficial to the surrounding properties and general public.
  I've been a business owner in the COG for (3) years and would like the opportunity to Revive the DOVEDOWN Buildings to bring economical growth to the Down town district.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-VAR-07

OWNER'S AUTHORIZATION

This is to certify that: New Griffin Township, LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☑ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: New Griffin Township, LLC

Property Owner Signature	ATEER SHETH	8/17/22
	Printed Name	Date
Legal Representative Signature	ATEER SHETH for NGT, LLC	8/17/22
	Printed Name	Date

Notary Signature

JEREMY CHAD PENTON
Notary Public, Georgia
Spalding County
My Commission Expires
February 13, 2024

Commission Expiration Date: February 13, 2024

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8/18/22 Application Number: 22-VAR-07

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

➢ If **yes**, please complete the following section:

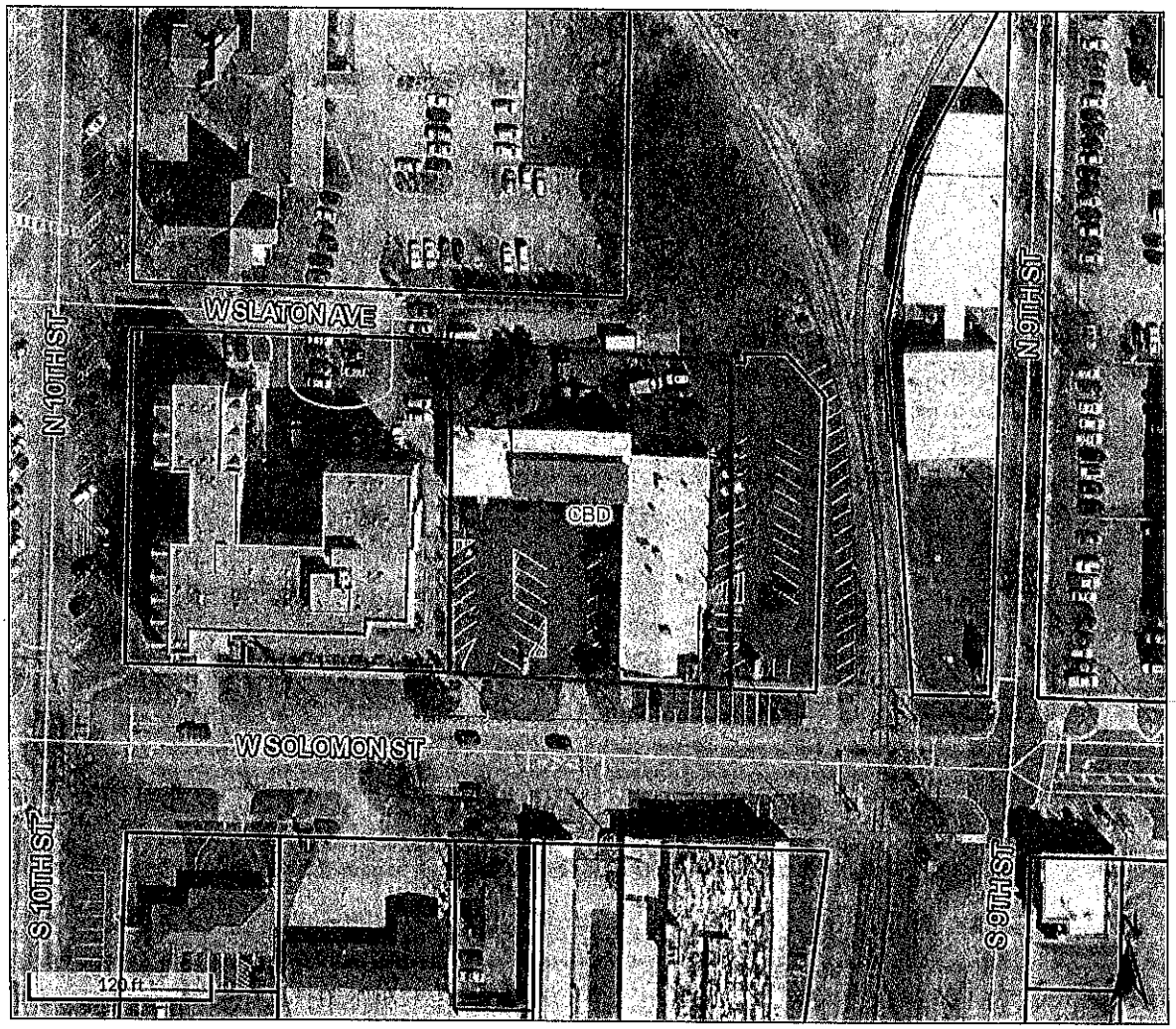
- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

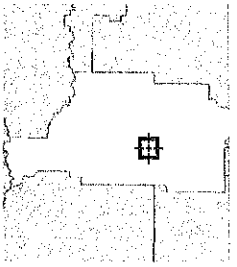
Stacy Mathena Stacy Mathenc 8/18/22

Applicant Signature Printed Name Date

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	012 31003	**Owner**	DOVEDOWN PARTNERS LLC	**Last 2 Sales**			
Class Code	Commercial		6190 POWERS FERRY RD STE 220	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN-TAD#1		ATLANTA, GA 30339	4/23/2004	0	QC	U
	TAD#1	**Physical Address**	315 W SOLOMON ST	4/23/2004	$600000	FM	Q
Acres	0.78	**Assessed Value**	Value $588541				
		Land Value	Value $101931				

(Note: Not to be used on legal documents)

Date created: 8/18/2022
Last Data Uploaded: 8/18/2022 8:42:07 AM

Developed by Schneider GEOSPATIAL

Variance
315 W Solomon Street
Project No. 22-VAR-07

Applicant: Stacy Mathena
Owner: New Griffin Township, LLC



Current Land Use Classification	Commercial
Current Zoning	Central Business District, CBD
Proposed Variance	Two-acre and 200 feet of street frontage requirements for a Place of Assembly
Parcel Size	0.78 +/- Acres
Map, Block & Lot Number	012 31003
City Commission	September 27, 2022
District Commissioner Member	David Brock
Citizen Notification	Legal Notice was run in the September 2, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:

The applicant, Stacy Mathena, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.78 +/- acre tract of land and the street frontage is 161 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.



Zoning Ordinance Sections applicable to this Application:

The following sections of the Unified Development Code apply to this variance request:

Article 410 Variance
Article 721(F) Place of Assembly

Article 410, Variance Standards for Review:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**
   There are extraordinary and exceptional conditions pertaining to this particular piece of property as it relates to its size and shape. This parcel is 0.78 +/- acres in size and according to Article 721F 3(b), a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. It is not possible for the parcel to increase to the required two (2) acres even of it is combined with parcel 012 31002C (.36 +/- acres) which is the adjacent parking lot. If this parcel is combined with parcel 012 31002C, the street frontage would be over the 200 feet requirement. However, the adjacent lot is owned by Norfolk-Southern, so combining the two parcels may not be an option.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**
   The application of a Place of Assembly, (POA) physical requirements to this property would create a practical difficulty or unnecessary hardship with regards to the size of the parcel. It is impossible to meet the street frontage or the property size requirements unless this parcel is combined with 012 31002C. Even then, only the street frontage requirement would be met.

3. **Such conditions are peculiar to the piece of property involved.**
   Such conditions are peculiar to the piece of property involved as the property is large enough to house the event center and the parking is adequate for the size and use of the building.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**
   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**
   The literal interpretation of this ordinance could deprive the applicant of any rights that others in the same district are allowed.

Planning & Development Department Review:

Planning Staff has reviewed the applicant's request for a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. This parcel is 0.78 +/- acres in size and it is not possible for the parcel to increase to the required two (2) acres even of it is combined with parcel 012 31002C (.36 +/- acres) which is the adjacent parking lot. If this parcel is combined with parcel 012 31002C, the street frontage would be over the 200 feet requirement. However, the adjacent lot is owned by Norfolk-Southern so combining the two parcels may not be an option. This parcel does not currently meet the parcel size or street frontage requirement for a Place of Assembly. If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

Planning Staff Recommendation:

Planning & Development staff recommends **APPROVAL** of the variance request (22–VAR-07) at 315 West Solomon Street submitted by Stacy Mathena to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a variance request to exceed the maximum 220 square foot building signage requirement in the sign ordinance for property located at 815 E. Slaton Avenue. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Kyle Burt, representing SA Recycling, is proposing to install 1125 square feet of building signs that exceeds the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

STAFF RECOMMENDATION:

Planning & Development staff recommends DENIAL of the variance request (22-VAR-06) submitted by Kyle Burt representing SA Recycling to exceed the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
815 E Slaton Ave Application.pdf
Staff Report, 815 E Slaton Ave.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR SIGN VARIANCE

Date Received: 8/16/22 Application Number: 22-VAR-06

Applicant: SA Recycling Telephone Number: 770-239-2227

Email Address: KBurt@sarecycling.com

Address: 815 E Slaton Ave., Griffin GA 30223

Project Name/Description: Exterior wall painting

Address/Location: 815 E Slaton Ave., Griffin GA 30223

Tax Map 018 Block 41 Lot Number 001A

Zoning PID Parcel(s) Size: 1.45 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: General Manager

Application fee amount: 250.00

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check ✓ Other

I attest that this Variance Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

(Kyle Burt) Kyle Burt Date: 8/16/22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
SIGN VARIANCE QUESTIONNAIRE

Date Submitted: 8/10/22 Application Number: 22-VAR-06

Applicant Name: SA Recycling (Kyle Burt)

Address of Property: 815 E Slaton Ave., Griffin GA 30223

Tax Map, Block and Lot Number: 018 41001A

Applicable Zoning Ordinance Section: PID

A. The following information must be submitted with the Variance Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Variance:

1. Would the proximity of existing signs on adjoining lots cause the subject property to be ineligible, due to the spacing requirements, for a sign of the type sought?
2. Would visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings or structures on a different lot? And
    a. Placement of the sign elsewhere on the lot would not remedy the visual obstruction?
    b. Such visibility obstruction was not created by the owner of the subject property?
    c. The variance proposed would not create a safety hazard to vehicular traffic or pedestrians?

B.

1. There are no other properties/buildings/signs in close proximity to our property/building/signage. The closest in proximity is roughly a few hundred yards away.

2. No.

   a. There is no obstruction / visual obstruction.

   b. There is no obstruction / visual obstruction.

   c. No. There are no safety hazards involving the signage.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that: Kyle Burt (SA Recycling)

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

____	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
✓	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Kyle Burt Telephone Number: 470-366-2437

Address: 815 E Slaton Ave., Griffin, GA 30223

Signature of Owner Date: 8/15/2022

Signature of Representative Date: 8/16/22

Notary Signature and Seal

Commission expiration date: 7/16/2026

ELINOR LESTER
Notary Pubiic - California
Orange County
Commission # 2408483
My Comm. Expires Jul 16, 2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes ✓ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

Kyle Burt
Signature of Applicant

Date: 8/10/22

Kyle Burt
Printed Name

_____
Signature of Applicant's Attorney or Representative

Date: _____

_____
Printed Name

Permit #: 8284
Permit Type:
Address: 815 E SLATON AVE
City:
State:
Zip:
Owner: NEWELL SOUTH LLC
Owner Address: C/O SA RECYCLING LLC 2411 GLASSELL ST
Owner City: ORANGE
Owner State: CA
Owner Zip: 92865
Owner Phone:
Owner Email:
Receipt #: 8608
Date: 08/16/2022
Paid By: Kyle Burt
Description: 94547973
Payment Type: iTransact CC
Payment Type Description:
Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Variance	Zoning - Application Fee		0.00	250.00	250.00
Convenience Fee	3.5% Convenience Fee (CC)		250.00	8.75	8.75
				Total:	**$258.75**

VARIANCE
815 East Slaton Avenue
Variance No. 22-VAR-06

Applicant: Kyle Burt representing SA Recycling
Owner: Newell South, LLC



Current Land Use Classification	Commercial
Current Zoning	Planned Industrial Development (PID)
Proposed Variance	Increase building signage
Parcel Size	1.45 +/- acres
Map, Block & Lot Number	018 41001A
City Commission	Tuesday, September 27, 2022
District 2 Commissioner	Cora Flowers
Citizen Notification	Legal Notice was run in the August 26, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:

The applicant, Kyle Burt representing SA Recycling is proposing to install 1125 square feet of building signs that exceeds the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to this variance request:

Article 1222	Variances (Sign Ordinance)
Article 1211 B	Other Developed Property (Sign Ordinance)

Section 22. VARIANCE:

(a.) Variances from the regulations of this ordinance shall be limited to the following hardship situations:

1. **Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirements, for a sign of the type sought; or**

   There are no proximity issues regarding adjacent signage that would impact this applicant from placing a sign upon their building. The applicant seeks to exceed the 220 square feet total building signage requirement by placing one large sign on the side of the building that faces the railroad tracks and E Broadway St. The picture above is taken from E Broadway St. The total square footage of this sign is 1125 square feet. There is other signage on the other side of the building which faces E Slaton Ave.

2. **Where visibility of a conforming sign from the proposed street and within fifty (50) feet of the proposed sign would be substantially impaired by the existing trees, plants, natural features, signs, buildings or structures on a different lot; and**

a. **Placement of the sign elsewhere on the lot would not remedy the visual obstruction;**
This is a request for an increase in total building signage; there are no substantial impairments due to trees, plants or natural features.

b. **Such visibility obstruction was not created by the owner of the subject property; and**
There is no limited visibility obstruction that was created by the owner of the proposed development/property. There is no visibility obstruction at all for this sign.

c. **The variance would not create a safety hazard to vehicular traffic or pedestrians.**
The variance if granted would not create a safety hazard to either vehicular or pedestrian traffic along E Slaton Ave or E Broadway St.

(b.) Variance shall be limited to the minimum relief necessary to overcome the hardship. No variances shall be granted to allow a greater number of signs that would be allowed if the hardship did not exist.
The applicant's variance request is to exceed the 15 % and 220 square feet total building signage requirements by adding one 1125 square feet building sign to the signs that are already on the building.

(c.) Relief from the application of the provisions of this ordinance by use of variance granted by the Board of Commissioners shall be granted only upon a finding of hardship as previously defined. Hearing on such variances shall be noticed using the same time frames and notice requirements as for variances from zoning decisions.
This request for a variance was duly advertised in the August 26, 2022 edition of the Griffin Daily News in the legal section and a sign was posted on the site September 2, 2022, as required for a zoning decision.

Planning & Development Department Review:

After review, Planning Staff has found that no hardship as defined by the sign ordinance variance provision exists for the applicant's request.

The applicant's request is to install one (1) building sign at 1125 square feet, which exceeds the 220 square feet maximum building signage requirement. The building does have existing signage on the side of the building that faces E Slaton Ave.

Planning and Development Staff Comments:

Planning & Development staff recommends **DENIAL** of the variance request (22-VAR-06) submitted by Kyle Burt representing SA Recycling to exceed the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 929 S. Hill Street consisting of 0.70+/- acres from Institutional (INST) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, there needs to be a change in zoning from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the non-conforming commercial use to a permitted use. The subject property is located at 929 South Hill Street on a 0.70 + acre tract of land and the rezoning would apply to 0.70 acres.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-01) to rezone 0.70+/- acres tract of land located at 929 South Hill Street from Institutional (INST) to Planned Commercial Development (PCD) with no conditions.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 929 S Hill St.pdf
22-REZ-01, 929 S Hill St Staff Report.pdf
Rezoning_Ordinance_22-REZ-01__929_S_Hill_St_-_PCD.pdf

PAID

#8226

received 7/29/22

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770)233-2915. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PAID #822B

Received

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-4-22 Application Number: 22-Rez-01

Applicant: GARY S. GARRETT Telephone Number: 770 468 0136

Email Address: GAYGARRETT6@GMAIL.COM.

Address: 372 E. College St.

Project Name/Description: _____

Address/Location: 929 South Hill St. Griffin

Tax Map _____ Block _____ Lot Number _____

Zoning _____ Parcel(s) Size: A (acres or square feet) .7

Applicant is: Property Owner ✓ Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: 350.00

Paid by: 8455 ✓ Check (check # 8455 _____ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Gary S. Garrett Date: 7-28-22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: ~~7-28-22~~ 8-4-22 Application Number: 22-Rez-01

Applicant Name: GAY S. GARRETT

Address of Property: 929 South Hill

Tax Map, Block and Lot Number: 045 08003 PARCEL A

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

1. Retail Liquor store . INST.
   Office Building . Inst.

2. NO

3. Yes

4. Additional Business Location for Public use

5. yes

6. yes

7. NOT that we are aware of

8. Oct. 2021

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:
GAY S. GARRETT - Bill JONES - GARY LASTER
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

✓ Rezoning to PCD	___ Minor Site Plan
___ Special Use Request	___ Preliminary Site Plan
___ Variance Request	___ Final Site Plan/ Subdivision Plat

Applicant: GAY S. GARRETT Telephone Number: 770 468 0136
Address: 372 E. College St. Griffin

Gay S. Garrett
Signature of Owner
Date: 7-28-22

Gary Laster Bill Jones
Signature of Representative
Date: 7-28-22

Notary Signature and Seal
Commission expiration date: 7/18/2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes _✓_ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

O

_____

_____

_____

Gary S. Garrett Date: 7-28-22

Signature of Applicant

GARY S. GARRETT

Printed Name

Gary S. Garrett Bill Jones Date: 7-28-22

Signature of Applicant's Attorney or Representative

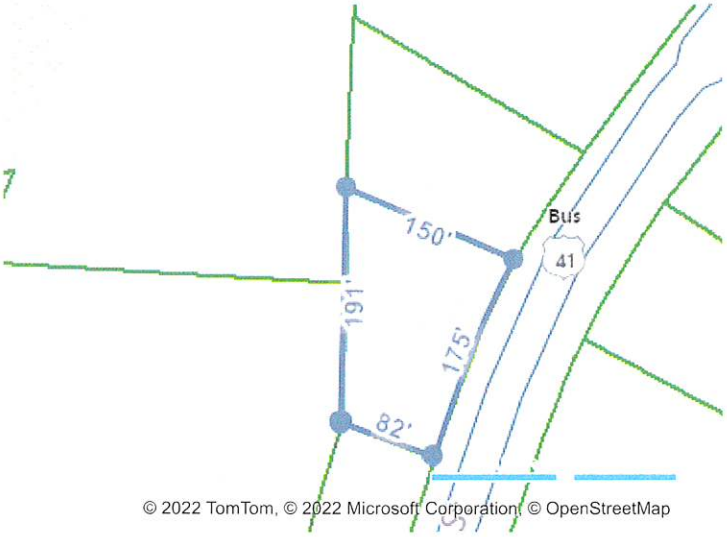
Gary S. Garrett Bill Jones

Printed Name

GEORGIAMLS
REAL ESTATE SERVICES

Wednesday, July 27, 2022

No Images Available



LOCATION

Property Address	929 S Hill St Griffin, GA 30224-4832
Subdivision	Carver Heights
County	Spalding County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	045 08003
Alternate Parcel ID	5903
Account Number	
District/Ward	01
2010 Census Trct/Blk	1612.02/2
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Lot
Improvement Type	Veterinary Hospital
Square Feet	4300

CURRENT OWNER

Name	Garrett Gay S
Mailing Address	372 E College St Griffin, GA 30224-4357

SCHOOL ZONE INFORMATION

Crescent Road Elementary School	0.4 mi
Elementary: Pre K to 5	Distance
Rehoboth Road Middle School	4.5 mi
Middle: 6 to 8	Distance
Spalding High School	2.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/14/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/25/2018		Garrett Gay S	Garrett Sam F Estate	Deed Of Assent		4249/103
3/9/1998		Garrett Samuel F	Griffin Animal Care Inc	Quit Claim		1533/331
3/9/1998		Garrett Samuel F		Quit Claim		1533/330
2/19/1998		Garrett Samuel F		Corrected Deed		1512/95
12/31/1991		Garrett Samuel F		Non Fair Market Value		1069/267
12/31/1991		Griffin Animal Care Inc	Mullis Kenneth D & Samuel F Garrett	Non Fair Market Value		1069/266
6/3/1991	$10,000	Mullis Kenneth D & Samuel F Garrett	Kjs Associates	Assume Loan		1069/88
7/3/1984	$92,000	Kjs Associates	Gilchrist Edgar H	Fair Market - Improved		724/145
9/11/1961	$4,400	Gilchrist Edgar H		Fair Market - Vacant		200/84

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021
Appraised Land	$21,000	Assessed Land	$8,400
Appraised Improvements	$171,793	Assessed Improvements	$68,717
Total Tax Appraisal	$192,793	Total Assessment	$77,117
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			$3,081.83
2020			$3,081.83
2019			$3,138.28
2018			$3,257.42
2017			$3,187.63
2016			$3,238.99
2015			$3,292.20
2014			$3,391.61
2013			$3,963.51

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Veterinary Hospital	**Condition**		**Units**	
Year Built	1962	**Effective Year**	1980	**Stories**	
BRs		**Baths**	F H	**Rooms**	
Total Sq. Ft.	4,300				

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality		**Roof Framing**	Wood Frame W/Decking
Shape		**Roof Cover Deck**	Composition
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	Terrazzo
Foundation	Slab Perimeter Footing	**Interior Finish**	Sheetrock
Floor System	Concrete On Ground	**Air Conditioning**	Warm And Cooled Air Zoned
Exterior Wall	Concrete Block	**Heat Type**	Warm And Cooled Air Zoned
Structural Framing	Wood	**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Storage/Utility Bldg	8X12	1900	
Fence - Wood	5X42	1900	

Fence - Chain Link	6X120	1900
Porch - Residence Type Roof	4X16	1962
Porch - Residence Type Roof	6X10	1962
Paving 4" Asphalt >= 3,000 Sf	4380	1900

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Lot	**Lot Dimensions**	
Block/Lot	/A	**Lot Square Feet**	30,492
Latitude/Longitude	33.228153°/-84.267930°	**Acreage**	0.7

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**Special School District 1**	
Zoning Code	INST	**Special School District 2**	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Carver Heights	**Plat Book/Page**	15/282
Block/Lot	/A	**District/Ward**	01
Description	Parcel A S Hill St Pb 6/131, 15/282 Landlot: 148 Landdist: 2		

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13255C0185D	05/03/2010

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Information Deemed Reliable But Not Guaranteed.

Permit #: 8226
Permit Type:
Address:
City:
State:
Zip:
Owner:
Owner Address:
Owner City:
Owner State:
Owner Zip:
Owner Phone:
Owner Email:
Receipt #: 8545
Date: 07/29/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 8455
Accepted By: Erin Kelley

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Rezoning	Zoning - Land Use Permit		0.00	350.00	350.00
				Total:	**$350.00**

Part 1 -8-

WARRANTY DEED FORM 1006 CLYDE CARTLEDGE CO., COVINGTON, GA., 30209

Myrtle T. Peeples
Clerk of Superior Court, Spalding Co., Ga.

State of Georgia, SPALDING County

THIS INDENTURE. Made this 31st day of December in the year of our Lord One Thousand Nine Hundred and ninety-one between Griffin Animal Care, Inc.

of the County of Spalding and State of Georgia of the first part, and Samuel F. Garrett

of the County of Spalding and State of Georgia of the second part:

WITNESSETH. That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration XXXX, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, all the following described property, to wit:

All that lot, tract or parcel of land situate, lying and being in Land Lot 148 of the Second Land District of originally Monroe, now Spalding County, and the City of Griffin, Georgia, and being more particularly shown on a plat of survey entitled "Property Survey for Dr. Edgar H. Gilchrist," prepared by Kenneth E. Presley Associates, Inc., Registered Land Surveyor, dated June 27, 1984, a copy of which said plat is recorded in Plat Book 15, page 282 of the Superior Court records of Spalding County, Georgia, and which said plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

As additional consideration for the present transfer, Grantee herein assumes and agrees to pay according to the tenor thereof that certain promissory note in the principal sum of $152,000.00, dated July 3, 1984, in favor of E. H. Gilchrist as evidenced by that certain deed to secure debt dated July 3, 1984, from James R. Williamson, Samuel F. Garrett and Kenneth D. Mullis as partners in the partnership known as K.J.S. Associates to E. H. Gilchrist, and to hold the grantors herein harmless from any liability therefor. Kenneth D. Mullis and Samuel F. Garrett understand that they remain liable on the above-described note and security deed individually, notwithstanding the foregoing assumption.

The said E. H. Gilchrist has been informed of the within and foregoing transfer and has given his written permission.

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Samuel F. Garrett the said party of the second part, his heirs and assigns forever in Fee Simple.

And the said party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

GRIFFIN ANIMAL CARE, INC.

Kenneth D. Mullis (Seal)
KENNETH D. MULLIS, President

Margaret E. Mullis (Seal)
MARGARET E. MULLIS, Secretary-Treasurer

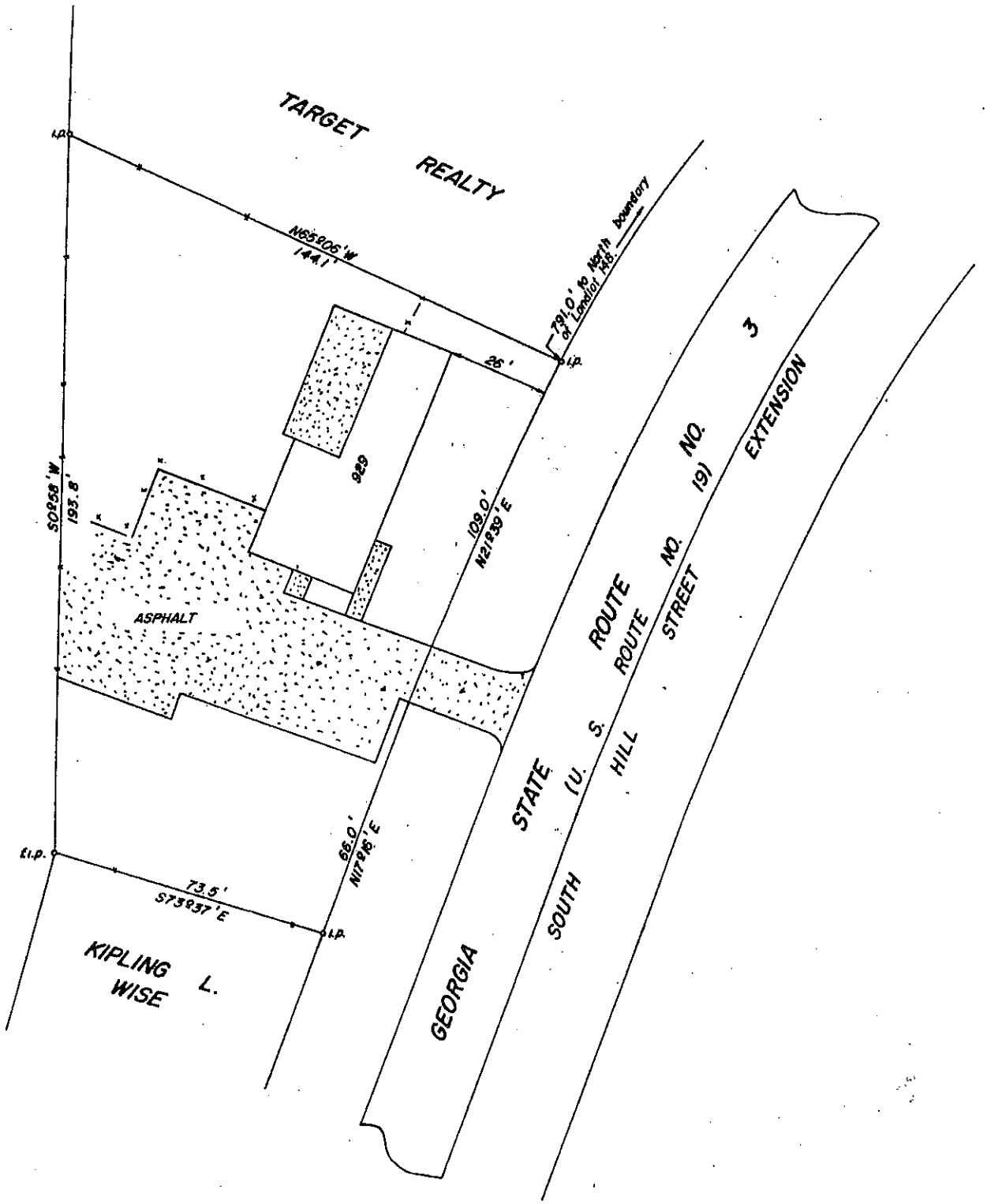
(Seal)

(Witness)

(Notary Public) Spalding County, Ga.

Date Executed: 12/31/91
Commission expires: 1/29/94

RECORDED JAN 3 1992 Myrtle T. Peeples, Clerk



DEPT. OF TRANSPORTATION

PROPERTY SURVEY FOR
DR. EDGAR H. GILCHRIST
LOCATED IN LANDLOT 148
OF THE 2ND LAND DISTRICT
ORIGINALLY MONROE COUNTY, NOW
CITY OF GRIFFIN
SPALDING COUNTY, GEORGIA
SCALE : 1"=30'——DATE : JUNE 27, 1984

0 30 60

Y ASSOCIATES, INC.
LAND PLANNERS

6-2284 15/282

qPublic.net™ Spalding County, GA

Summary

Parcel Number	045 08003
Location Address	929 S HILL ST
Legal Description	PARCEL A S HILL ST PB 6/131, 15/282 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	39.963
Acres	0.7
Homestead Exemption	No (S0)
Landlot/District	148 / 02

View Map



Owner

GARRETT GAY S
372 EAST COLLEGE ST
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Suburban Small Parcels	Acres	3	0	0	0.7	0

Commercial Improvement Information

Description	Veterinary Hospital
Value	$167,430
Actual Year Built	1962
Effective Year Built	1982
Square Feet	4300
Wall Height	10
Wall Frames	Wood
Exterior Wall	Concrete Block
Roof Cover	Composition
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Terrazzo
Ceiling Finish	Celotex
Lighting	Standard F.F.
Heating	Warm And Cooled Air Zoned
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage/Utility Bldg	1995	8x12 / 0	0	$500
Paving: 4" Asphalt >= 3,000 SF	1995	0x0 / 4380	0	$4,888
Fence - Chain Link	1995	6x120 / 0	0	$1,479
Fence - Wood	1995	5x42 / 0	0	$496

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/25/2018	4249 103	15 282	$0	DEED OF ASSENT	GARRETT SAM F ESTATE	GARRETT GAY S
3/9/1998	1533 331	15 282	$0	QUIT CLAIM	GRIFFIN ANIMAL CARE INC	GARRETT SAMUEL F
3/9/1998	1533 330	15 282	$0	QUIT CLAIM		GARRETT SAMUEL F
2/19/1998	1512 95	15 282	$0	CORRECTED DEED		GARRETT SAMUEL F
12/31/1991	1069 267	15 282	$0	NON FAIR MARKET VALUE		GARRETT SAMUEL F
12/31/1991	1069 266	15 282	$0	NON FAIR MARKET VALUE	MULLIS KENNETH D & SAMUEL F GARRETT	GRIFFIN ANIMAL CARE INC
6/3/1991	1069 88	15 282	$10,000	ASSUME LOAN	KJS ASSOCIATES	MULLIS KENNETH D & SAMUEL F GARRETT
7/3/1984	724 145	6 131	$92,000	FAIR MARKET - IMPROVED	GILCHRIST EDGAR H	KJS ASSOCIATES
9/11/1961	200 84	6 131	$4,400	FAIR MARKET - VACANT		GILCHRIST EDGAR H

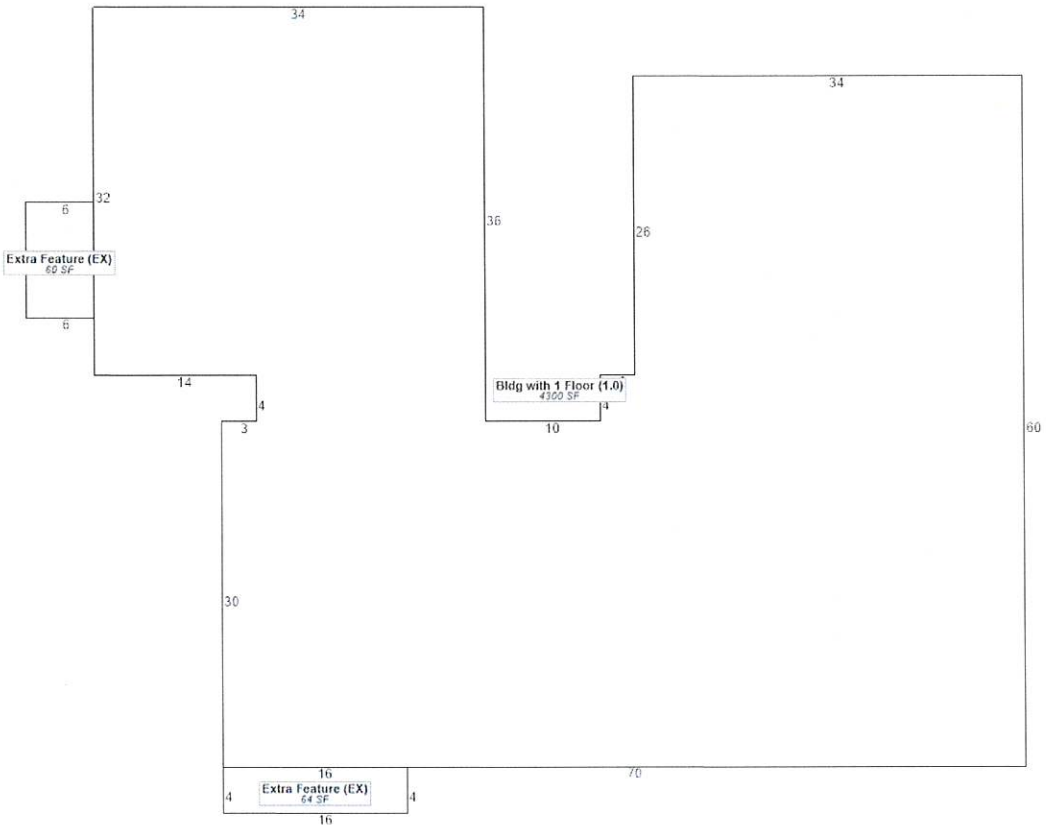
Valuation

		2022	2021	2020	2019
	Previous Value	$192,793	$192,793	$192,793	$192,793
	Land Value	$21,000	$21,000	$21,000	$21,000
+	Improvement Value	$167,430	$166,275	$166,275	$166,275
+	Accessory Value	$7,363	$5,518	$5,518	$5,518
=	Current Value	**$195,793**	**$192,793**	**$192,793**	**$192,793**

Photos



Sketches



Assessment Notices

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

Schneider GEOSPATIAL

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 7/29/2022, 3:46:52 AM

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Legend

- Parcels
- Roads

Parcel ID	045 08003	**Owner**	GARRETT GAY S	**Last 2 Sales**			
Class Code	Commercial		372 EAST COLLEGE ST	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN		GRIFFIN, GA 30224	1/25/2018	0	DA	U
Acres	0.7	**Physical Address**	929 S HILL ST	3/9/1998	0	QC	U
		Assessed Value	Value $195793				
		Land Value	Value $21000				

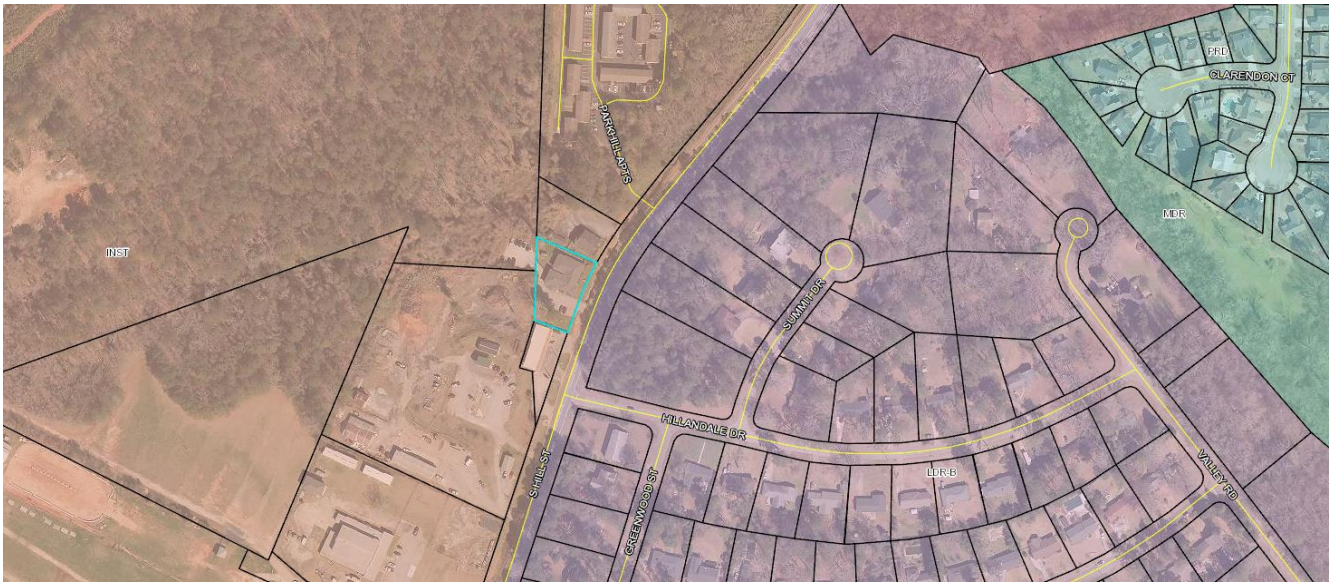
(Note: Not to be used on legal documents)

Date created: 7/29/2022
Last Data Uploaded: 7/29/2022 8:40:52 AM

Developed by Schneider GEOSPATIAL

929 South Hill Street
REZONING REQUEST
(Project No. 22-REZ-01)

Applicant: Gay Garrett
Owner: Gay Garrett



Current Land Use Classification	Commercial
Current Zoning	Institutional
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	0.70 +/- acres
Map, Block & Lot Number	Map 045 Block 08 Lot 003
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 4 David Brock
Planning Board Member	District 4 Joanne Todd
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal/Site Location:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, they need to change the zoning from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the non-conforming commercial use to a permitted use. The subject property is currently located at 929 South Hill Street on a 0.70 ± acre tract of land and the rezoning would apply to 0.70 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 716 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal Notice ran in the August 26, 2022 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 2, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial. The adjacent city tracts to the south are FLUM designated as Commercial.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	INST	Multi-Family
South	INST	Commercial
East	LDR-B	Residential
West	INST	Institutional

The subject property is currently zoned Institutional (INST). The properties to the north, south, and west are all zoned Institutional (INST). The property to the north is a multi-family apartment complex and the property to the south is a retail store. Both addresses have a legal non-conforming use as the parcels are zoned Institutional (INST). The parcels to the east are zoned Low Density Residential-B (LDR-B).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Institutional (INST), but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD) as it will continue to be used as a commercial property.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the north and south are zoned Institutional (INST) and are currently used as residential and commercial. Both are legal non-conforming uses. The proposed zoning of PCD can be considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.70 acre tract. Rezoning provides the public an opportunity to realize the intent of the Comprehensive Plan in redeveloping this area. The rezoning will place the property in the correct zoning based on the property's past use.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as Commercial. The use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses. The parcel is adjacent to the south has a legal nonconforming (grandfathered) commercial use. The Comprehensive Plan and the associated FLUM indicate this parcel as commercial.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of an historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property was occupied by Southside Animal Clinic. This address has had a legal nonconforming use for many years. The property has just recently become vacant which is why the zoning request has been made.

Staff Comments:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, they need to change the zoning from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the nonconforming commercial use to a permitted use. The subject property is currently located at 929 South Hill Street on a 0.70 ± acre tract of land and the rezoning would apply to 0.70 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (22-REZ-01) to rezone 0.70+/- acres tract of land located at 929 South Hill Street from Institutional (INST) to Planned Commercial Development (PCD) with no conditions.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 - 07

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 045 08003) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Institutional (INST) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Gay Garrett
Owner: Gay Garrett
Properties: Spalding County Tax Parcel 045 08003, (0.70 +/- acres) located at 929 South Hill Street

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 1447 DF Fuller Drive consisting of 22.62+/- acres from Low Density Residential B (LDR-B) to High Density Residential B (HDR-B). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62+ acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. The plan was downsized after submittal to a 150 multi-family apartment complex only due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint.

The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.

STAFF RECOMMENDATION:

Planning staff recommends TABLING of the request (22-REZ-04) to rezone 22.62+/- acres tract of land located at 1447 DF Fuller Drive to High Density Residential – B until such time that the developer can provide a sewer flow analysis to the City of Griffin Water/Wastewater department verifying that the added demand can be handled by the existing system.

At their hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:

Chad Jacobs

Meeting Date:

27/09/2022

Reviewed By:

Jessica O'Connor

ATTACHMENTS:

Applicant, 1447 DF Fuller Dr.pdf

22-0831 Gateway at Griffin GA - FLAT revised plan.pdf

Staff Report 1447 DF Fuller Dr.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8/19/22 Application Number: 22-RE2-04

Applicant: Gateway Development Corporation Telephone Number: 256-760-9657

Email Address: jfreeman@gatewaymgt.com

Address: 920 Florence Blvd., Florence, AL 35630

Project Name/Description: Gateway at Griffin

Address/Location: 1447 D F Fuller Drive, Griffin, GA

Tax Map 053 Block 01001 Lot Number 111

Zoning LDR-B to HDR-B Parcel(s) Size: 21.03 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Purchaser / Developer

Application fee amount: $250.00

Paid by: ✓ Check (check # 1440) _____ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

_____ Date: 8/18/2022

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 8/19/22 Application Number: 22-RE2-04

Applicant Name: Gateway Development Corporation

Address of Property: 1447 D F Fuller Drive, Griffin, GA

Tax Map, Block and Lot Number: 053 01001 111

Applicable Zoning Ordinance Section: Article 7 - Zoning Districts - 710. High Density Residential "B" (HDR-B)

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property – Included & Attached

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property. – See Attached
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? – See Attached
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? – See Attached
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? – See Attached
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? – See Attached
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. – See Attached
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? – See Attached
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property? – See Attached

Griffin Rezoning Questionnaire

1. North Adjacent Property - Commercial (Planned Commercial District) and Single Family (Low Density Residential B)
   South Adjacent Property - Single Family (Low Density Residential B) and Vacant Land (Low Density Residential B)
   East Adjacent Property - Single Family (Low Density Residential B)
   West Adjacent Property - Single Family (Low Density Residential B)

2. In our view, the property does not have reasonable economic use as currently zoned. The current zoning allows for low density residential use. This site has significant inherent challenges with respect to size and topography, and the site cannot accommodate enough low density housing to justify the costs of development.

3. Yes.

4. The public stands to gain in several ways. First, the proposed development will help meet a current shortage of quality-built, affordable, workforce housing in the area. In addition, this project would bring a significant capital investment, with a meaningful contribution to local property taxes, once completed. Moreover, this additional proposed housing will greatly enhance the customer base for the retail businesses in the area. As mentioned in #2 above, the property does not appear to have significant economic value as currently zoned. Rezoning the property would be mutually beneficial to both the public and the landowner.

5. Yes, electricity is available and water/sewer access runs through the property.

6. Yes.

7. No.

8. Unknown.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:

FAIRCROFT INVESTMENTS, LLLP
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

X	Rezoning	___	Minor Site Plan
___	Special Use Request	___	Preliminary Site Plan
___	Variance Request	___	Final Site Plan/ Subdivision Plat

Applicant: Gateway Development Telephone Number: (256) 760-9657
Address: 920 Florence Blvd Florence, AL 35630

FAIRCROFT INVESTMENTS, LLLP Date: 8-18-22
Signature of Owner By CRISP B FLYNT MANAGING PARTNER

by Crisp B Flynt managing partner Date: 8-18-22
Signature of Representative

Amie Freeman
Notary Signature and Seal
Commission expiration date: 10-27-24

AMIE FREEMAN NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 27, 2024

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes X No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

_____ Date: 8/18/2022
Signature of Applicant

Allen Rappuhn
Printed Name

Mary Margaret Williams Date: 8/18/2022
Signature of Applicant's Attorney or Representative

Mary Margaret Williams, Coleman Talley LLP
Printed Name

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes X No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

Crisp B Flynt managing PARTNER Date: 8-18-22
Signature of Applicant

FAIRCROFT INVESTMENTS, LLLP
Printed Name

by Crisp B Flynt, managing PARTNER Date: 8-18-22
Signature of Applicant's Attorney or Representative

CRISP B. FLYNT, Mangging PARTNER
Printed Name



1 PROPOSED SITE PLAN
1" = 60'-0"

GRIFFIN, GA
PROPOSED SITE PLAN

SITE 1:
MULTIFAMILY APARTMENTS
32 ONE BEDROOM UNITS
96 TWO BEDROOM UNITS
32 THREE BEDROOM UNITS
160 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 304+ SPACES

SITE DENSITY
11.5 ACRES WITH 160 UNITS =
13.91 UNITS PER ACR

SITE 2:
SENIOR VILLAS
44 ONE BEDROOM UNITS
44 TWO BEDROOM UNITS
88 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 212+ SPACES

SITE DENSITY
9.53 ACRES WITH 88 UNITS =
9.23 UNITS PER ACRE

PRINT ISSUED
AUGUST 18 2022

REVISIONS

rosemann & associates P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue Ste 200
Clayton, MO 63105
p. 314 678 1448
w. www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

GATEWAY AT GRIFFIN, GA
GRIFFIN, GA

SHEET TITLE
PROPOSED SITE PLAN

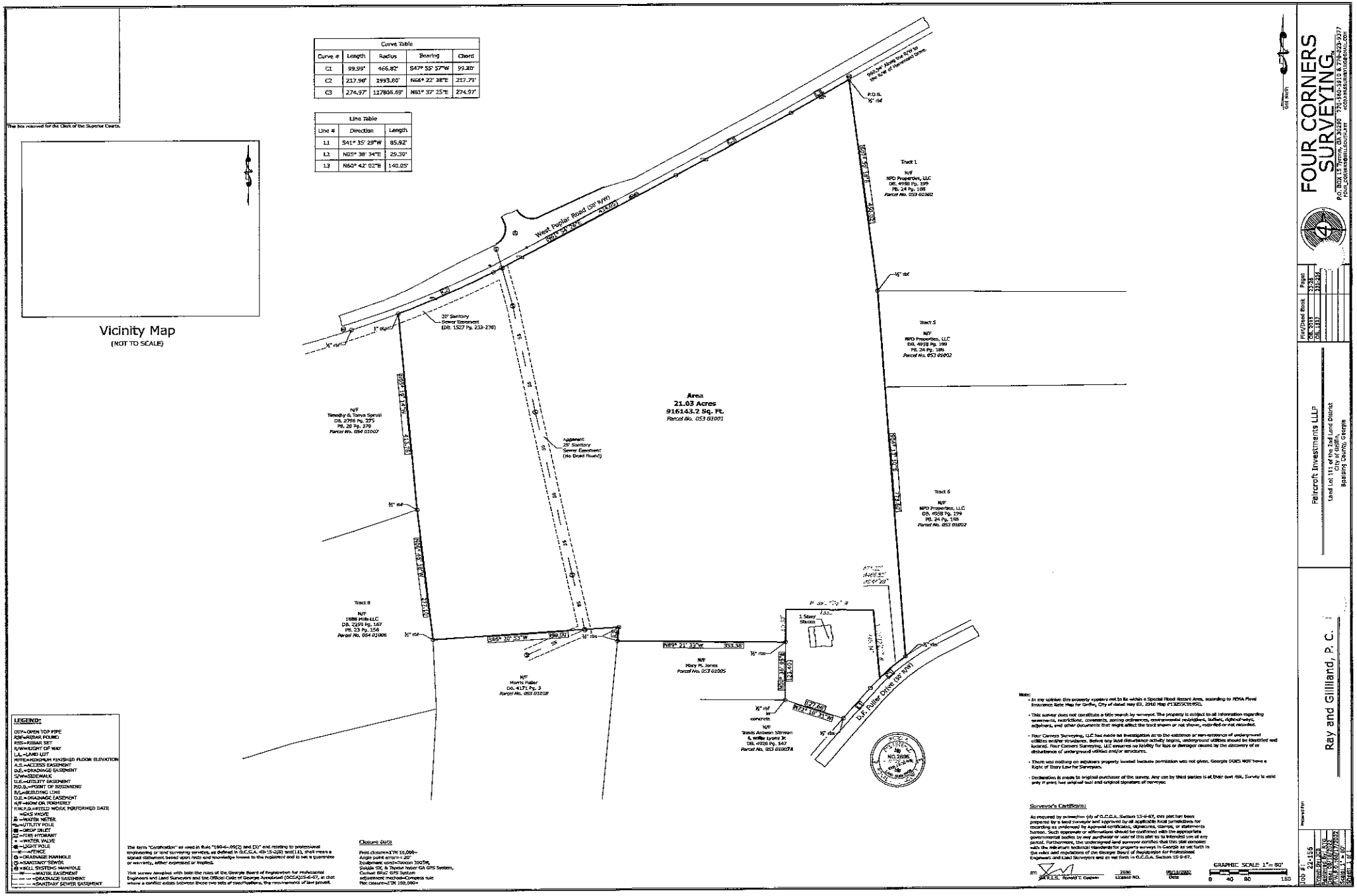
PROJECT NUMBER 221xx-PR

SHEET NUMBER
SA-01



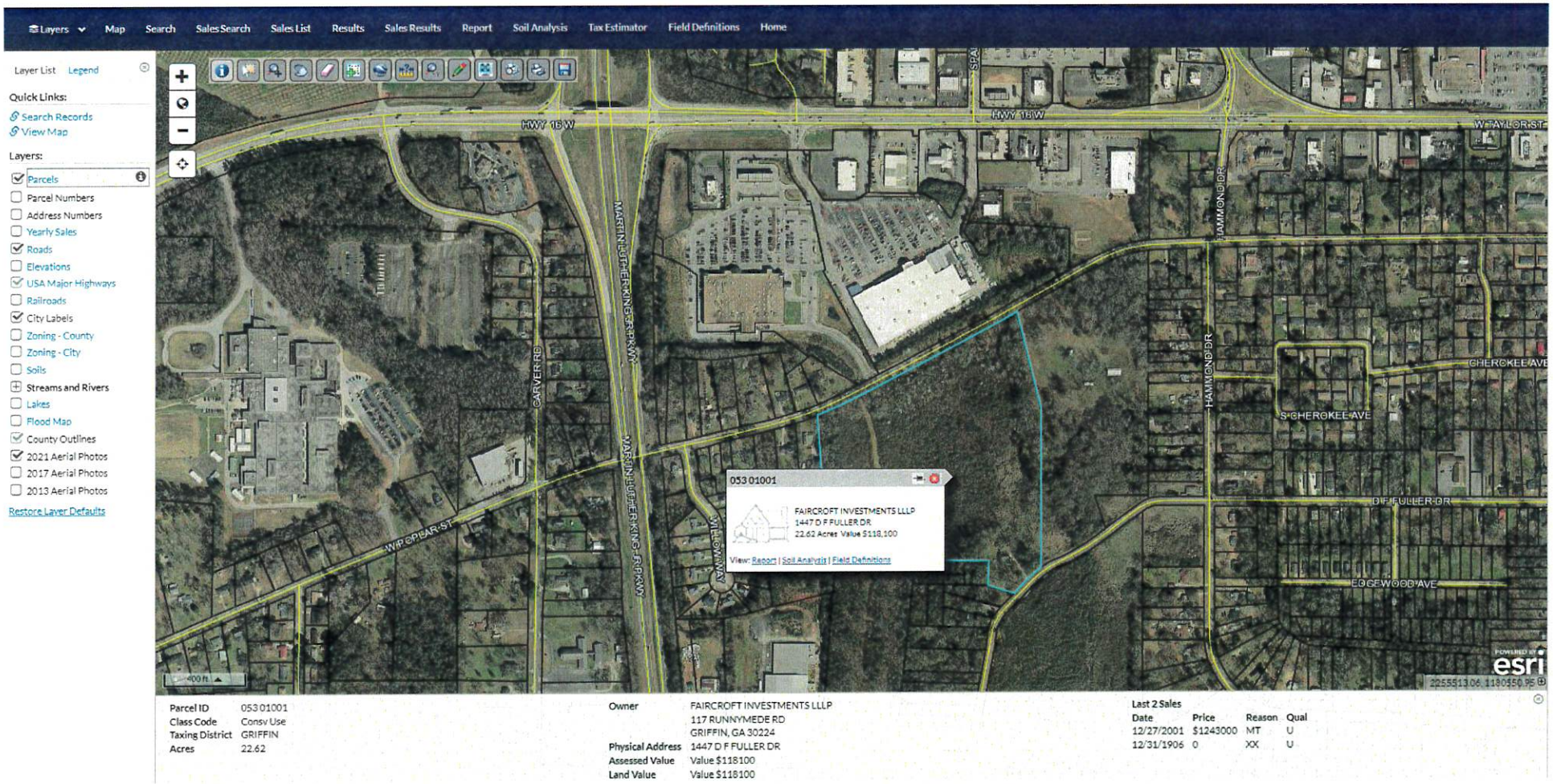





Curve Table
Curve # | Length | Radius | Bearing | Chord
C1 | 99.99' | 466.82' | S47° 55' 57"W | 99.80'
C2 | 217.90' | 1993.80' | N68° 22' 38"E | 217.79'
C3 | 274.97' | 117806.69' | N81° 37' 25"E | 274.97'
Line Table
Line # | Direction | Length
L1 | S41° 35' 29"W | 85.92'
L2 | N05° 38' 34"E | 29.30'
L3 | N60° 42' 02"E | 140.05'
This box reserved for the Clerk of the Superior Courts.
Vicinity Map
(NOT TO SCALE)
West Poplar Road (80' R/W)
N61° 24' 40"W 474.03'
P.O.B. ½" rbf
Tract 1
N/F
NPD Properties, LLC
DB. 4958 Pg. 199
Pt. 24 Pg. 188
Parcel No. 053 01002
S41° 35' 29"W 85.92'
N05° 38' 34"E 29.30'
½" rbf
Tract 5
N/F
NPD Properties, LLC
DB. 4958 Pg. 199
Pt. 24 Pg. 188
Parcel No. 053 01002
20' Sanitary Sewer Easement (DB. 1527 Pg. 233-236)
1" rbf
½" rbf
Area
21.03 Acres
916143.2 Sq. Ft.
Parcel No. 053 01001
Appurt. 20' Sanitary Sewer Easement (No Deed Found)
N/F
Timothy & Tonya Sprull
DB. 2796 Pg. 275
Pt. 20 Pg. 178
Parcel No. 054 01007
N41° 35' 29"E 85.92'
S05° 38' 34"W 29.30'
½" rbf
Tract 6
N/F
NPD Properties, LLC
DB. 4958 Pg. 199
Pt. 24 Pg. 188
Parcel No. 053 01002
S60° 42' 02"W 140.05'
Tract 8
N/F
1686 Pitts LLC
DB. 2259 Pg. 167
Pt. 23 Pg. 156
Parcel No. 054 01006
½" rbf
S65° 30' 55"W 399.00'
½" rbs
N89° 21' 39"W 353.58'
N/F
Harris Fuller
DB. 4171 Pg. 3
Parcel No. 053 01018
N/F
Mary M. Jones
Parcel No. 053 01005
1 Story Stucco
N00° 38' 34"E 144.45'
½" rbf w/ concrete
N/F
Travis Antwon Stinson & Wife Lynns JC
DB. 4926 Pg. 147
Parcel No. 053 01007A
N72° 10' 31"W 277.56'
½" rbs
D/F Fuller Drive (66' R/W)
REGISTERED
NO. 2886
LEGEND:
OTP=OPEN TOP PIPE
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT OF WAY
L.L.=LAND LOT
HFFE=MINIMUM FINISHED FLOOR ELEVATION
A.E.=ACCESS EASEMENT
D.E.=DRAINAGE EASEMENT
S/W=SIDEWALK
U.E.=UTILITY EASEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
=GAS VALVE
=WATER METER
=UTILITY POLE
=DROP INLET
=FIRE HYDRANT
=WATER VALVE
=LIGHT POLE
=FENCE
=DRAINAGE MANHOLE
=SANITARY SEWER
=BELL SYSTEMS MANHOLE
=WATER EASEMENT
=DRAINAGE EASEMENT
=SANITARY SEWER EASEMENT
The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, at that where a conflict exists between those two sets of specifications, the requirements of law prevail.
Closure Data
Field closure=1'IN 10,000+
Angle point errors= 20"
Equipment used=Topcon 305Dg
Sokkia SDC & Thales hyper GA GPS System,
Carlson BRx2 GPS System
Adjustment method=Compass rule
Map closure=1'IN 100,000+
Note:
• In my opinion this property appears not to be within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Griffin, City of dated May 03, 2010 Map #13255C0195D.
• This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
• Four Corners Surveying, LLC has made an investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damage caused by the discovery of or disturbance of underground utilities and/or structures.
• There was nothing on adjoiners property located because permission was not given. Georgia DOES NOT have a Right of Entry Law for Surveyors.
• Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
Surveyor's Certificate:
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
By: GARLES "Ronald" Gilliland 2886 License No. 09/18/2020 Date
GRAPHIC SCALE 1"= 80'
0 40 80 160
FOUR CORNERS SURVEYING
P.O. BOX 1579 Locust Grove, GA 30248 770-458-9918 & 770-898-9777
FOUR.CORNERS@BELLSOUTH.NET
Grid North
Plat/Deed Book | Page
PLAT BOOK 53 | 38
DB. 4958 | 199-200
DB. 1932 | 233-236
Faircroft Investments LLLP
Land Lot 111 of the 3rd Land District
City of Griffin
Spalding County, Georgia
Ray and Gilliland, P. C.
Job #: 22-156
Drawn By: JCB
Surveyed By: AJB
Field Work: 09/17/2020
Plat Date: 09/18/2020
Scale: 1" = 80'
Sheet: 1 of 1
Revision

Commence at the intersection of Hammond Drive and West Poplar Road as located in Land Lot 111 of the 2nd Land District City of Griffin, Spalding County, Georgia; thence proceed Southwesterly along the Southerly right-of-way of said West Poplar Road for 960.94 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point proceed South 07° 30' 18" East for a distance of 450.02 feet to a ½" rebar in place; thence proceed South 04° 13' 10" East for a distance of 773.60 feet (set ½" rebar), said point being located on the Northwesterly right-of-way of D. F. Fuller Drive; thence proceed Southwesterly along the Northwesterly right-of-way of said D. F. Fuller Drive and along the curvature of a concave curve left having an arc length of 71.22 feet and a radius of 466.82 feet for a chord bearing and distance of South 49° 41' 54" West, 71.15 feet to a set ½" rebar; thence proceed North 05° 12' West 145.34 feet (set ½" rebar); thence proceed North 89° 23' 55" West for a distance of 183.21 feet to a set 1/2" rebar; thence proceed South 00° 36' 52" West for a distance of 69.30 feet (set ½" rebar); thence proceed North 89° 21' 33" West for a distance of 353.58 feet (set ½" rebar); thence proceed North 05° 38' 34" East for a distance of 29.30 feet (set ½" rebar); thence proceed South 86° 20' 53" West for a distance of 390.0 feet to a ½" rebar in place; thence proceed North 06° 45' 18" West for a distance of 277.10 feet to a ½" rebar in place; thence proceed North 05° 19' 14" West for a distance of 413.76 feet to a 1" open top pipe in place being located on the Southerly right-of-way of West Poplar Road; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 217.90 feet and a radius of 1993.80 feet for a chord bearing and distance of North 66° 22' 38" East, 217.79 feet to the P. T. of said curve; thence proceed North 61° 54' 26' East along the Southerly right-of-way of said road for a distance of 434.05 feet to the P. C. of a concave curve right having an arc length of 274.97 feet and a radius of 117806.69 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right for a chord bearing and distance of North 61° 37' 25" East, 274.97 feet; thence proceed North 60° 42' 02" East along the Southerly right-of-way of said road for a distance of 140.05 feet to the point of beginning.

The above described land is located in Land Lot 111 of the 2nd Land District City of Griffin, Spalding County, Georgia and contains 21.03 acres (916143.2 sq. ft).



Parcel ID	053 01001
Class Code	Consv Use
Taxing District	GRIFFIN
Acres	22.62

Owner	FAIRCROFT INVESTMENTS LLLP
	117 RUNNYMEDE RD
	GRIFFIN, GA 30224
Physical Address	1447 D F FULLER DR
Assessed Value	Value $118100
Land Value	Value $118100

Last 2 Sales

Date	Price	Reason	Qual
12/27/2001	$1243000	MT	U
12/31/1906	0	XX	U

qPublic.net™ Spalding County, GA

Summary

Parcel Number	053 01001
Location Address	1447 D F FULLER DR
Legal Description	D F FULLER DR 22.62 AC +/- (Note: Not to be used on legal documents)
Class	V4-Consv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	39.963
Acres	22.62
Homestead Exemption	No (S0)
Landlot/District	111 / 02

View Map

Owner

FAIRCROFT INVESTMENTS LLLP
117 RUNNYMEDE RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consv Use	Map#<100 - ScatteredSmPars<25a	Acres	985,327	0	0	22.62	0

Conservation Use Rural Land

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J	FAIRCROFT INVESTMENTS LLLP
12/31/1906	17 322		$0	NON FAIR MARKET VALUE		FLYNT J J

Valuation

		2022	2021	2020	2019
	Previous Value	$118,100	$118,100	$118,100	$118,100
	Land Value	$118,100	$118,100	$118,100	$118,100
+	Improvement Value	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0
=	Current Value	**$118,100**	**$118,100**	**$118,100**	**$118,100**
	10 Year Land Covenant (Agreement Year / Value)	2022 / $18,194			

Assessment Notices

2022 Assessment Notice (PDF)

No data available for the following modules: Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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Developed by Schneider GEOSPATIAL

Last Data Upload: 8/17/2022, 11:31:12 AM

Version 2.3.213

City of Griffin Rezoning Request

Please see attached application for rezoning for the City of Griffin.

Parcel Number: 053 01001 111 – Tax Map included with application

Acreage: 21.03 – survey and site plan included with application

Current Owner of Property: Faircroft Investments, LLLP – Owner Authorization form included with application

Applicant: Gateway Development Corporation

Current Zoning: LDR – B

Proposed Zoning: HDR – B

Permit #: 8301
Permit Type:
Address: 1447 D F FULLER DR
City:
State:
Zip: 30224
Owner: FAIRCROFT INVESTMENTS LLLP
Owner Address: DRAWER A
Owner City: GRIFFIN
Owner State: GA
Owner Zip: 30224
Owner Phone:
Owner Email:
Receipt #: 8623
Date: 08/19/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 1440
Accepted By: Erin Kelley

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Residential - Rezoning	Zoning - Land Use Permit		0.00	250.00	250.00
				Total:	**$250.00**

GRIFFIN, GA
PROPOSED SITE PLAN

SITE 1:
MULTIFAMILY APARTMENTS
22 ONE BEDROOM UNITS
96 TWO BEDROOM UNITS
32 THREE BEDROOM UNITS
150 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 285+ SPACES

SITE DENSITY
10.89 ACRES WITH 150 UNITS =
13.89 UNITS PER ACR

SITE 2:
FUTURE DEVELOPMENT

SITE AREA: 10.14 ACRES

West Poplar Road (50' R/W)
N61° 54' 26"E 434.05'
P.O.B. ½" rbf
S07° 30' 18"E 450.02'
½" rbf
S04° 13' 10"E 773.60'
½" rbs
D.F. Fuller Drive (50' R/W)
1" otp
20' Sanitary Sewer Easement (DB. 1527 Pg. 233-236)
Apparent 25' Sanitary Sewer Easement (No Deed Found)
COMMUNITY/ LEASING
POOL
PHASE 1: MULTIFAMILY APARTMENTS
FUTURE DEVELOPMENT
1 Story Stucco
N00° 19' 14"W 413.76'
N06° 45' 18"W 277.10'
S86° 20' 53"W 390.00'
N89° 21' 33"W 353.58'
N00° 36' 05"E 123.40'
N72° 10' 21"W 127.66'
⅜" rbf in concrete
WILLOW WAY

1 PROPOSED SITE PLAN
1" = 60'-0"

15' 60' 30' 120'

PRINTS ISSUED
AUGUST 31, 2022

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

GATEWAY AT GRIFFIN, GA
GRIFFIN, GA

SHEET TITLE
PROPOSED SITE PLAN

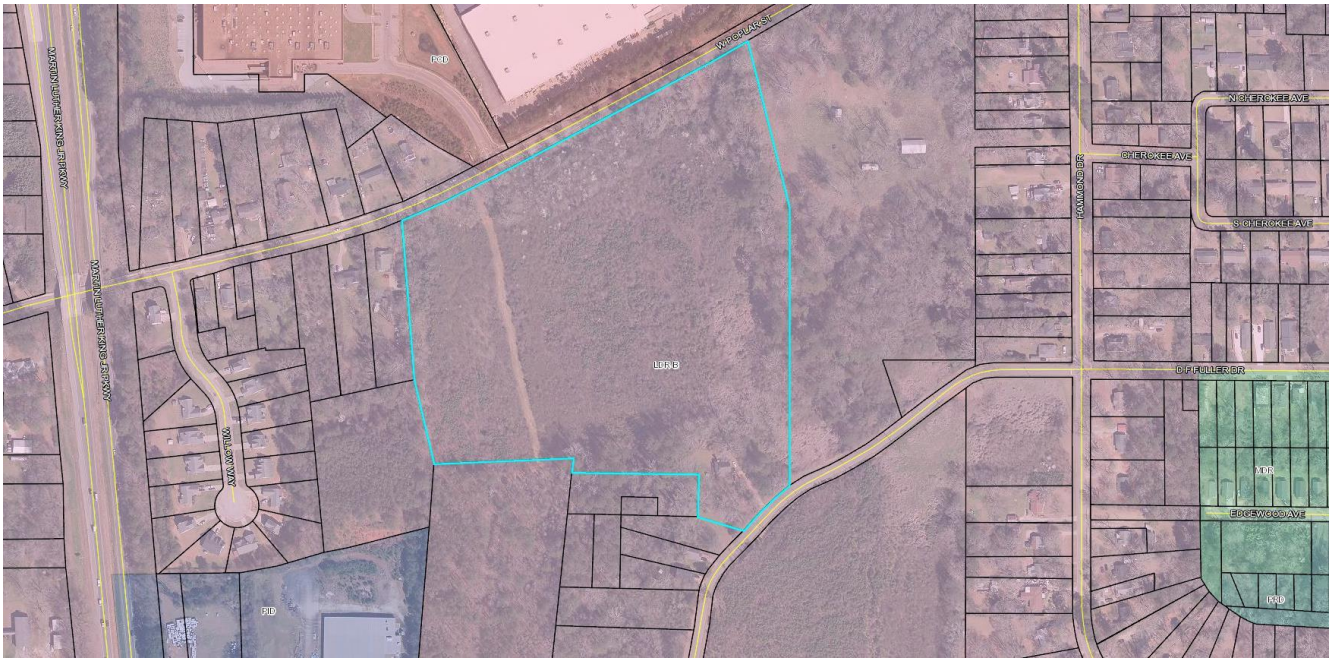
PROJECT NUMBER: 221xx-PR

SHEET NUMBER:

SA-01

1447 DF Fuller Drive
REZONING REQUEST
(Project No. 22-REZ-04)

Applicant: Gateway Development Corporation
Owner: Faircroft Investments LLLP



Current Land Use Classification	Residential
Current Zoning	Low Density Residential B, LDR-B
Proposed Zoning	High Density Residential B, HDR-B
Future Land Use Designation	Residential
Proposed Use	Residential
Parcel Size	22.62 +/- acres
Map, Block & Lot Number	Map 053 Block 01 Lot 001
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 6 Rodney McCord
Planning Board Member	District 6 Rebekah Betsill
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. Two signs were placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.

Proposal/Site Location:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62± acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. The plan was downsized after submittal to a 150 multi-family apartment complex only due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint.

The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 706 – Low Density Residential B (LDR-B)
- Article 7. Section 710 - High Density Residential B (HDR-B)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Future Land Use Map (FLUM) has the subject property planned as Residential.
Citizen Notification & Participation	Yes	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. Two signs were placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.
Economic Development	Yes	In fill development
Natural & Historic Development	Yes	Staff is not aware of any historical on natural issues
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and associated FLUM. FLUM has the subject property planned as Residential. *However, the Character Map in the Comprehensive Plan designates the property as Suburban Development (see response to "e" below).

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PCD	Commercial
South	LDR-B	Residential
East	LDR-B	Residential
West	LDR-B	Residential

The subject property is predominately surrounded by single family residential uses with high intensity commercial uses to north that front along the Georgia Highway 16 corridor. Immediately adjacent to the east, west and south are varying levels of existing residential development with respect to density. All of these areas are zoned LDR-B, Low Density Residential.

Within 1/4 mile north of the subject property on the Georgia Highway 16 corridor is an existing apartment complex zoned High Density Residential – B, (HDR-B).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the zoning proposal does have a reasonable economic use as it is currently zoned LDR-B, Low Density Residential. The lot is 22.62 +/- acres and could potential net 40+ single family residential lots under LDR-B.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The zoning proposed will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The primary question with this request is not land use but the proper density within the residential land use requested. The subject property is surrounded by single family residential development and zoning. However, within 1/4 mile of the subject property on Georgia Highway 16 is an existing apartment complex zoned High Density Residential – B, (HDR-B) and high intensity commercial development zoned PCD to the north.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

The relative gain to the public with the existing zoning appears to be minimal as the property has remained vacant for an extended period of time. Additionally, the Griffin Spalding area is sorely lacking quality and affordable housing.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the future land use designations of residential and the character area of suburban development which does promote multi-family residential use as one of the primary land uses.

The property also has access to water, sewer and electrical service. However, it must be noted that the subject property is located within Shoal Creek sewer basin with limited capacity. A capacity letter dated September 19, 2021 from our Water/Wastewater Department does provide capacity to develop only 150 units. But on July 12, 2022, the city enacted a moratorium for new sewer connections in the Shoal Creek Service area. Communications with our Water/Wastewater department

has recommended that a sewer flow analysis be conducted verifying that the added demand can be handled by the existing system.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to High Density Residential B, (HDR-B) does have compatibility with surrounding properties and uses. Approximately 1/4 mile to the north on Georgia Highway 16 is an existing apartment complex with is zoned High Density Residential B, (HDR-B). The applicant is proposing to develop a 150-unit apartment complex on 22.62 acres of land which is an approximate density of 6 units per acre. Current zoning allows 2 units per acre. An increase to 6 units per acre is not too drastic.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development Staff is not aware of any environmental, historic or cultural concerns unique to the subject property. Due to the proximity of single family residential uses, if approved, staff would advise a buffer to surround the proposed development.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There has been a significant commercial development in this vicinity within the last ten (10) years to the north with the new Kroger development.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property has been vacant and undeveloped for over 10 years.

Staff Comments:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62± acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. The plan was downsized after submittal to a 150 multi-family apartment complex

only due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint.

The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.

Staff has concerns regarding the sewer capacity in the Shoal Creek basin along with the timing of existing sewer moratorium for the same basis adopted in July.

Planning and Development Staff Recommendation(s):

Planning staff recommends **TABLING** of the request (22-REZ-04) to rezone 22.62+/- acres tract of land located at 1447 DF Fuller Drive to High Density Residential – B until such time that the developer can provide a sewer flow analysis to the City of Griffin Water/Wastewater department verifying that the added demand can be handled by the existing system.

Submitted by:

Chad Jacobs, Director
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 1556 Old Atlanta Road consisting of 0.28+/- acres from Planned Industrial Development (PID) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocery. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it makes better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-02) to rezone 0.28+/- acres tract of land located at 1556 Old Atlanta Road from Planned Industrial Development to Planned Commercial Development with no conditions.

At their hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 1556 Old Atlanta Rd.pdf
Rezoning_Ordinance_22-REZ-02__1556_Old_Atlanta_Rd_-_PCD.pdf
22-REZ-02__1556_Old_Atlanta_Rd_Staff_Report.pdf

#8272

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-12-22 Application Number: 22-REZ-07

Applicant: Randy Pollard / One International Telephone Number: 678-699-2893

Email Address: rpollard@oneinternationalcrg

Address: 1556 old Atlanta Rd. Griffin, GA. 30223

Project Name/Description: Fred's Place

Address/Location: 1556 Old Atlanta Rd., Griffin, GA. 30223

Tax Map 067 Block 05 Lot Number 001

Zoning PID Parcel(s) Size: .28 acre (acres or square feet)

Applicant is: Property Owner ✓ Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: 350.00

Paid by: AA Check (check # _____) ✓ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Randy Pollard Date: 8/9/22

Signature of Applicant (or authorized representative)

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 8-12-22 Application Number: 22-REZ-02

Applicant Name: One International, Inc. / Randy Pollard

Address of Property: 1556 Old Atlanta Rd, Griffin, GA. 30223

Tax Map, Block and Lot Number: 067 05 001

Applicable Zoning Ordinance Section:

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

1. Provide a list of the existing uses and zoning of adjacent property.
Property is currently zoned PID. The building is currently unused.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
The property does not have a reasonable economic use as currently zoned. The highest and best use of the property is to operate as a small community dining establishment just as it has done so from 1947 to 2008.

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
The requested zoning will permit a use that is suitable in regards to the use and development of adjacent property. The use would be to serve adjacent businesses and residents with an additional dining option that is convenient and historically relevant.

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
The relative gain to the public will be the restoration of the historic Fred's Place dining establishment. The rezoning will permit us to reopen Fred's Place as both a small grocer and restaurant business. We will adopt the original business name as listed in the 1947 and later Spalding County directories as Fred's Place under the categories of both restaurant and grocery and will provide the historic original services of both "restaurant" and "grocer" to the community in a modern context.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
The property is totally suitable for the purposes for which we seek to have it rezoned. The property has operated as a restaurant from 1947 until 2008. We are seeking to reopen and use the property as it has always been used. All relevant infrastructure is available via services provided by the City of Griffin.

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
The proposed use of the subject property, if rezoned is compatible with the surrounding properties and uses. The establishment will provide dining options for both businesses and neighborhood residents as well as for surrounding areas.

7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
Fred's Place has deep historical ties to the local community and beyond. The renovation of the building has already generated much discussion and excitement regarding the possibility of reopening Fred's Place. To resume operations under the original name should bolster community engagement and increase awareness of the historic and cultural significance of the venue for local residents.

8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?
The subject property has been vacant and unused since 2008.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that: Rendy Pollard

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

✓ Rezoning	____ Minor Site Plan
____ Special Use Request	____ Preliminary Site Plan
____ Variance Request	____ Final Site Plan/ Subdivision Plat

Applicant: Rendy Pollard Telephone Number: 678-699-2893
Address: 1556 Old Atlanta Rd. Griffin, GA. 30223

Rendy Pollard Date: 8/10/22
Signature of Owner

_____ Date: _____
Signature of Representative

Erin Kelley
Notary Signature and Seal
Commission expiration date: 1-30-26

ERIN KELLEY NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 30, 2026

Fred's Place
Menu

HOT DOGS

- Regular Hotdog
- Footlong Hotdog
- Vegan Hot Dog
- Cheddarwurst
- Bratwurst

BURGERS

- Hamburger - single, double, triple
- Impossible Burger - single, double, triple

MORE

- Philly Cheesesteak

- Meatballs
  Appetizer - 3 meatballs with sauce
  Sandwich

- Arancini
  Appetizer – 3 Arancini balls with sauce

- BBQ Smoked Pulled Pork sandwich
  Sandwich – Round Bun or Long Bun

- Grilled Bologna Sandwich

- Grilled Chicken
  (Choose your plate): Sandwich Plate, Pasta Plate, or Salad Plate

- Grilled Salmon
  (Choose your plate): Sandwich Plate, Pasta Plate, or Salad Plate

- Beef Provencal served over pasta

- Grilled Cheese

- Pasta Bowl: Ravioli or Tortellini

SIDES

- Chips: bag variety
- French Fries
- Onion Rings
- Mac & Cheese
- Cole Slaw
- Baked Beans
- Chili
- Frito Pie

NO. 22 - 08

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 067 05001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Planned Industrial Development (PID) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Randy Pollard/One International
Owner: One International
Properties: Spalding County Tax Parcel 067 05001, (0.28 +/- acres) located at 1556 Old Atlanta Road

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

1556 Old Atlanta Road
REZONING REQUEST
(Project No. 22-REZ-02)

Applicant: Randy Pollard / One International
Owner: One International



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	.28 +/- acres
Map, Block & Lot Number	Map 067 Block 05 Lot 001
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 1 KD Fisher
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.

Proposal/Site Location:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocer. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it made better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 712 – Planned Commercial Development (PCD)
- Article 7. Section 715 – Planned Industrial Development (PID)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial. Most of the adjacent surrounding city tracts are designated as Commercial on the FLUM.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Commercial/Industrial
South	PID	Commercial/Industrial
East	PID	Residential
West	PCD	Commercial

The subject property is currently zoned Planned Industrial Development (PID). The properties immediately surrounding to the south and east are all zoned Planned Industrial Development (PID) but have heavy commercial uses on them along with a handful of legal non-conforming (grandfathered) residential dwellings. The parcels to the northwest and west are zoned Planned Commercial Development (PCD) and have various retail and service industry uses along with some legal non-conforming residential dwellings.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned due its size limitation (.28 acres) and the limited permitted uses within the PID zoning district.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The nearby properties to the northwest and west are zoned Planned Commercial Development (PCD) and are currently used as commercial. The proposed zoning of PCD can be considered suitable and even more favorable to help encourage the area to redevelop in a less heavy commercial/industrial use pattern.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the .28-acre tract. Rezoning provides the property owner greater degree of flexibility which in turns limits the possibility of the property sitting vacant.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as Commercial. The

use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses. The parcel is adjacent to other properties that are currently zoned Planned Commercial Development (PCD). The Comprehensive Plan and the associated FLUM indicate this parcel as commercial.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any cultural concerns unique to the subject property; however, the property historically has been used as a restaurant.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property has been developed since the 1940's and used primarily as a restaurant. Recent use of the property has been primarily for storage.

Staff Comments:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocer. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it made better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (22-REZ-02) to rezone 0.28+/- acres tract of land located at 1556 Old Atlanta Road from Planned Industrial Development to Planned Commercial Development with no conditions.

Submitted by:

Chad Jacobs, Director
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on September 13, 2022.

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:

Susan Bartholomew

Meeting Date:

27/09/2022

Reviewed By:

Jessica O'Connor

ATTACHMENTS:

09-13-22 Minutes.docx

CITY OF GRIFFIN BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
ONE GRIFFIN CENTER, W. ELMER GEORGE MUNICIPAL HALL
TUESDAY, SEPTEMBER 13, 2022

Mayor Doug Hollberg presided, convening the meeting at 6:01 p.m. Commissioners attending included Cynthia Ward, David Brock and Rodney McCord. Also present were City Manager, Jessica O'Connor, City Attorney, Drew Whalen and Susan Bartholomew to record minutes.

Commissioner Flowers arrived at 6:05 p.m.

Call to order by Mayor Hollberg

Mayor Hollberg called for a moment of silence in honor of Dr. Brant Keller.

Pledge of Allegiance ..... Commissioner McCord
Invocation ..... Commissioner Tinsley

Approval of Agenda

Motion/second to approve the Agenda by Commissioners McCord/Murray carried 6-0.

PRESENTATIONS AND DELEGATIONS

1. Recognize Kerri Stevens, Code Enforcement Officer, as the August 2022 Strongest Link in the Chain award recipient. *Staff Attorney, Kelsey Carden, will address.*

   Staff Attorney, Kelsey Carden addressed the Commissioners. She spoke about Ms. Stevens meticulous notes and thorough work on code cases, noting that she would like for Code Enforcement to adopt some of Ms. Stevens' methods for better organization in that department. Ms. Carden continued by stating that Ms. Stevens has resolved an astounding number of cases by communicating with the persons involved and resolving issues.

2. Present Griffin Police Department Investigator Jason McKinney with the Distinguished Service Citation for Valor for his heroic acts on June 25, 2022. *City Manager, Jessica O'Connor, will address.*

   Ms. O'Connor addressed the Commissioners regarding Jason McKinney. He did not know he was going to be recognized until a couple of weeks ago. The City of Griffin personnel policy states, "the Distinguished Service Citation for Valor may be awarded by the Board of Commissioners or the City Manager to an employee who performs an act of Heroism in the face of personal injury or injury."

   On June 25, 2022, Mr. Pippin was out for a run and collapsed from a heart attack. MPO McKinney was off duty. He saw that Mr. Pippin had collapsed, stopped his car, and began administering CPR to Mr. Pippin. The emergency room nurse stated that Mr. Pippin would not have survived if MPO McKinney had not acted.

   Mr. Pippin addressed the Commissioners stating that each day we are given an opportunity to make a difference. MPO McKinney made a difference in his life. He further stated that we should look at what we can do for each other.

3. Presentation of proclamation declaring September 15, 2022 to October 15, 2022 to be Latino Hispanic Heritage Month in the City of Griffin. *Members of the City of Griffin's Employee Diversity and Inclusion Team will accept the proclamation.*

   Mayor Hollberg presented the proclamation to members of the City's Employee Diversity and Inclusion Team. Alexa Robinson spoke on behalf of EDIT, stating it is an honor to be on EDIT. She thanked the Commissioners for their support for all EDIT's efforts.

4. Present the 2022 GAWWA People's Choice Award to the City of Griffin Drinking Water Treatment staff by Cornell Sims, Georgia Section of American Water Works Association Chair. *Director of Watershed Management, Brandon Lewis, will address.*

Mr. Lewis addressed the Commissioners and introduced Mr. Cornell Sims of the Georgia section of American Water Works Association. A blind taste test was conducted at the annual conference, and Griffin's water was awarded the People's Choice Award for Drinking Water Treatment. He congratulated the City.

5. Review financial reports for July 2022. *City Manager, Jessica O'Connor, will address.*

   Ms. O'Connor addressed the Commissioners, noting that these financials are for the first month of the fiscal year. She drew the Commissioners' attention to the TSPLOST numbers which are at 144% of budget.

CITIZEN COMMENTS

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Commission meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

There were no citizen comments.

PUBLIC HEARINGS

6. Receive comments regarding a resolution to adopt the 2022 calendar year Tax Millage Rate at the rate of 7.083 mills. *City Manager, Jessica O'Connor, will address.*

   Ms. O'Connor addressed the Commissioners for the third and final public hearing on the 2022 millage rate. She stated that, as the law requires, the public hearings and five-year digest were published in the legal organ on August 16, 2022 and September 6, 2022. Ms. O'Connor noted that property tax collections of 90% at the roll back rate will not cover the budgeted revenue. Property tax collections of 90% at the current millage rate will cover the budgeted revenue. She also noted the unbudgeted, inflationary expenses that have already been incurred, and Staff expects continued inflated expenses. She stated that the cost of implementing the compensation study was not budgeted, and the preliminary cost to bring the employees to the average of market is $1.365 million. She concluded by stating that Staff recommends adoption of the current millage rate of 7.083.

   There were no citizen comments.

7. Receive comments regarding variance request to reduce buffer requirement in the PCD zoning district for property located at 1443 and 1449 Pine Drive. *Director of Planning and Development, Chad Jacobs will address.*

   Mr. Jacobs addressed the Commissioners regarding the variance request at 1443 and 1449 Pine Drive. The requester asked that the City reduce the buffer requirement from 30 feet to 15 feet because the requester needs the extra space to fit the proposed development. The entire area is zoned Planned Commercial District. Staff recommends approval with the condition that the requester combine the two parcels.

   There were no citizen comments.

CONSENT AGENDA

8. Consider declaring as surplus the following: Unit #419, a 2004 black trailer with seat; Unit #468, a 2007 yellow asphalt paver; Unit #181, a 1999 white 2WD Dodge pick up truck; Unit #640, a 2001 white 2WD Dodge pick up truck; Unit #430, a 1991 white 2WD Dodge pick up truck; Unit #410, a 1999 white 2WD GMC pick up truck with tool bed; Unit #408, a 1996 Ford dump truck; Unit #428, a 1998 saw cart with wheels; Unit #41, a 2005 zero turn

Grasshopper mower all used in Public Works. *Public Works Director, Mariza Eller, will address.*

9. Consider the purchase of eight portable handheld radios and accessories for the radios from Motorola Solutions Inc., state contract, in the amount of $39,532.00. *Police Chief Mike Yates will address.*

10. Consider the purchase of 18 tasers and taser supplies in the amount of $39,555.20 from Axon Enterprises Inc., sole source provider. *Police Chief, Michael Yates, will address.*

11. Consider an agreement with West Chatham Warning Devices, single source, in the amount of $96,857.36 for the outfitting of 10 Ford Interceptors and two Ford F-150 police vehicles for the Police Department. *Police Chief Michael Yates will address.*

12. Consider the purchase of two 2500 kVA transformers from Gresco Utility Supply, Inc., sole source, in the amount of $131,630. *Electric Director, Jennifer Freeman, will address.*

13. Consider the purchase of twelve 50 KVA pole mount transformers in the amount of $25,980 through ECG's Joint Purchasing Contract, declaring Stuart C. Irby Co. low bidder . *Electric Director, Jennifer Freeman, will address.*

14. Consider approval of the Home Energy Supplier Agreement with the Division of Family and Children Services (DFCS) for the Low Income Home Energy Assistance Program. *Customer Service Manager, Rita Bagwell, will address.*

Motion/second to approve the Consent Agenda by Commissioners Murray/Brock carried 7-0.

REGULAR AGENDA

The Regular Agenda includes items that the Commission will individually consider and on which they will possibly take action.

15. Consider a resolution adopting the 2022 calendar year Property Tax Millage Rate of 7.083. *City Manager, Jessica O'Connor, will address.*

Motion/second to approve a resolution adopting the 2022 calendar year Property Tax Millage Rate of 7.083 by Commissioners Hollberg/Tinsley carried 7-0.

16. Consider variance request to reduce buffer requirement in the PCD zoning district for property located at 1443 and 1449 Pine Drive. *Director of Planning and Development, Chad Jacobs will address.*

Motion/second to approve a variance to reduce buffer requirement in the PCD zoning district for property located at 1443 and 1449 Pine Drive by Commissioners Murray/Tinsley carried 7-0 with the following conditions:

The parcels must be combined into one parcel.

17. Consider the minutes of the City of Griffin Board of Commissioners' Workshop Meeting on August 23, 2022.

Motion/second to approve the minutes of the City of Griffin Board of Commissioners' Workshop Meeting on August 23, 2022 by Commissioners Ward/Brock carried 6-0-1. Commissioner Tinsley abstained as he did not attend the meeting.

18. Consider the minutes of the City of Griffin Board of Commissioners' Regular Meeting on August 23, 2022.

Motion/second to approve the minutes of the City of Griffin Board of Commissioners' Regular Meeting on August 23, 2022 by Commissioners Ward/Tinsley carried 6-0-1. Commissioner Murray abstained as she did not attend the meeting.

19. Consider appraisal contract with Fletcher and Company, professional services, for right of way acquisition for Hammond Drive and West Poplar Street intersection improvements in the amount of $11,450.00. *Public Works Director, Mariza Eller, will address.*

    Motion/second to approve appraisal contract with Fletcher and Company, professional services, for right of way acquisition for Hammond Drive and West Poplar Street intersection improvements in the amount of $11,450.00 by Commissioners McCord/Ward carried 7-0.

20. Consider contract with Manley Acquisition Services, LLC, professional services, for Right of Way acquisition for West Poplar and Hammond Drive intersection improvements in the amount of $15,000.00. *Public Works Director, Mariza Eller, will address.*

    Motion/second to approve contract with Manley Acquisition Services, LLC, professional services, for Right of Way acquisition for West Poplar and Hammond Drive intersection improvements in the amount of $15,000.00 by Commissioners Ward/McCord carried 7-0.

21. Consider contract with Quality Construction by McLeroy, Inc., low bidder, in the amount of $799,262.60 for milling and resurfacing for the 2022 LMIG program. *Director of Public Works, Mariza Eller, will address.*

    Motion/second to approve contract with Quality Construction by McLeroy, Inc., low bidder, in the amount of $799,262.60 for milling and resurfacing for the 2022 LMIG program by Commissioners Ward/Murray carried 7-0.

22. Consider the purchase and installation of a 100KW Generator in the amount of $86,780.00 from Rowe Service First, Inc. d/b/a, Brown Electric Company, lowest quote received. *Police Chief, Mike Yates, will address.*

    Motion/second to approve the purchase and installation of a 100KW Generator in the amount of $86,780.00 from Rowe Service First, Inc. d/b/a, Brown Electric Company, lowest quote received by Commissioners Murray/Brock 7-0.

23. Consider an annual Equitable Sharing Agreement and Certification Report with the United States Department of Justice for Federal asset forfeiture funds. *Chief Mike Yates will address.*

    Motion/second to approve annual Equitable Sharing Agreement and Certification Report with the United States Department of Justice for Federal asset forfeiture funds by Commissioners Murray/Tinsley carried 7-0.

24. Consider a contract between the City of Griffin and Southeastern Wood Pole Inspectors, Inc., (SWPI), procured through ECG Joint Purchasing Agreement, to perform annual pole inspections and maintenance, not to exceed the amount of $10,000. *Electric Director, Jennifer Freeman, will address.*

    Motion/second to approve a contract between the City of Griffin and Southeastern Wood Pole Inspectors, Inc., (SWPI), procured through ECG Joint Purchasing Agreement, to perform annual pole inspections and maintenance, not to exceed the amount of $10,000 by Commissioners Ward/Murray carried 7-0.

25. Consider the purchase of one (1) 2023 Ford F-150XL truck for Griffin Power, Sourcewell Contract, in the amount of $33,512.76, declaring as surplus unit #3813, a 2013 F-150, and amend the budget accordingly. *Electric Director, Jennifer Freeman, will address.*

    Motion/second to approve the purchase of one (1) 2023 Ford F-150XL truck for Griffin Power, Sourcewell Contract, in the amount of $33,512.76, declaring as surplus unit #3813, a 2013 F-150, and amend the budget accordingly by Commissioners McCord/Ward carried 7-0.

26. Consider a resolution to amend the City of Griffin's Fiscal Year 2023 Budget to reallocate $38,000.00 from the Stormwater Utility Capital Vehicle fund to the Stormwater Utility Repair and Maintenance Service fund for the purpose of critical repairs to a tracked loader. *Stormwater Director, Brice Martin, will address.*

Motion/second to approve a resolution to amend the City of Griffin's Fiscal Year 2023 Budget to reallocate $38,000.00 from the Stormwater Utility Capital Vehicle fund to the Stormwater Utility Repair and Maintenance Service fund for the purpose of critical repairs to a tracked loader by Commissioners Ward/Murray carried 7-0.

27. Consider a resolution authorizing the conveyance of real property (land and building) at 122 W. Bank Street, together with a vacant lot, approximately 60' x 30', immediately adjacent to and on the south side of the building at 122 W. Bank Street, to the Downtown Development Authority of the City of Griffin, Georgia ("DDA"), to be used as a public-private economic development project, to be funded, in part, by a Downtown Development State Revolving Loan from the Georgia Department of Community Affairs and Georgia Cities Foundation, Inc.; authorizing the City and its DDA to make application for said funding, with Fox City Brewing Company LLC as sub-recipient; and making findings of support and cooperation for said Project. *City Attorney Drew Whalen will address.*

    Motion/second to approve a resolution authorizing the conveyance of real property (land and building) at 122 W. Bank Street, together with a vacant lot, approximately 60' x 30', immediately adjacent to and on the south side of the building at 122 W. Bank Street, to the Downtown Development Authority of the City of Griffin, Georgia ("DDA"), to be used as a public-private economic development project, to be funded, in part, by a Downtown Development State Revolving Loan from the Georgia Department of Community Affairs and Georgia Cities Foundation, Inc.; authorizing the City and its DDA to make application for said funding, with Fox City Brewing Company LLC as sub-recipient; and making findings of support and cooperation for said Project by Commissioners Murray/Tinsley carried 7-0.

28. Consider executive session pursuant to O.C.G.A. 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved; pursuant to O.C.G.A. Section 50-14-3(b)(1)(B) for the purpose of authorizing negotiations to purchase, dispose of, or lease property; and pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.

    Motion/second to enter executive session at 6:42 p.m. pursuant to O.C.G.A. 50-14-2(1) for the purpose of consulting and meeting with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved; pursuant to O.C.G.A. Section 50-14-3(b)(1)(B) for the purpose of authorizing negotiations to purchase, dispose of, or lease property; and pursuant to O.C.G.A. Section 50-14-3(b)(2) for the purpose of discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee by Commissioners McCord/Murray carried 7-0.

    Motion/second to re-enter open meeting at 6:57 p.m. by Commissioners Ward/Murray carried 7-0.

29. Consider the Satisfaction of All Claims Release and Indemnity Agreement with Sonoco Recycling, LLC providing for payment of $200,000.00 to Sonoco Recycling, $100,000.00 of which is to be paid by City of Griffin and $100,000.00 of which is to be paid by GIRMA, as full and final settlement of all claims related to the damage and/or loss of a baler and conveyor system, sort system and paper shredder, owned by Sonoco, due to the June 2022 fire at the City of Griffin Recycling Center, and to amend the budget accordingly.

    Motion/second to approve the Satisfaction of All Claims Release and Indemnity Agreement with Sonoco Recycling, LLC providing for payment of $200,000.00 to Sonoco Recycling, $100,000.00 of which is to be paid by City of Griffin and $100,000.00 of which is to be paid by GIRMA, as full and final settlement of all claims related to the damage and/or loss of a baler

and conveyor system, sort system and paper shredder, owned by Sonoco, due to the June 2022 fire at the City of Griffin Recycling Center, and to amend the budget accordingly by Commissioners Ward/Brock carried 7-0.

CITY MANAGER'S REPORT

The City Manager will update the Commission on pending items, upcoming workshops, meetings, conferences and other pertinent issues.

1. Thank you for recognition the of Dr. Keller. Dr. Keller's family is hosting a celebration barbecue at Historic Hall on Saturday, September 17 from 1 pm to 5pm.

2. Ms. O'Connor congratulated all who were recognized at the meeting this evening.

3. Griffin Police Department is hosting a golf tournament this weekend. There will be a dinner Friday evening at Historic City Hall, and the tournament will take place Saturday at the City Golf Course.

4. Ms. O'Connor informed the Commissioners that the evening meeting on September 27, 2022 will include nine public hearings.

CITY ATTORNEY COMMENTS

The refunding of bonds will pre-close on September 27 at 11 a.m. All Commissioners are invited for lunch at noon. The actual closing is October 4.

COMMISSIONER REPORTS

Ward: No comment.

Flowers: No comment.

Murray: Ms. Murray stated it was good to see everyone at the meeting tonight. She noted her prayers were with Dr. Keller's family. She felt fortunate to have known him.

Brock: Mr. Brock stated that he was glad to have people at the meeting tonight.

Tinsley: Mr. Tinsley congratulated Jason McKinney and all the City's first responders.

McCord: Commissioner McCord noted that Dr. Keller was a stellar employee and will definitely be missed. He congratulated Mayor Hollberg on his daughter's wedding on Saturday.

Hollberg: Mayor Hollberg stated that one of life's s greatest reward is watching your children succeed. He stated that Dr. Keller was a dear friend and shared a memory from 1992. He noted Dr. Keller's ability to offer motivation and constructive criticism.

ADJOURN

Motion/second to adjourn at 6:58 p.m. Commissioners Murray/McCord carried 7-0.

Respectfully submitted,

_____ _____

Douglas S. Hollberg, Mayor Jessica W. O'Connor, City Manager

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a contract with Quality Construction by McLeroy, Inc., low bidder, in the amount of $825,088.55 for milling and resurfacing for year 1 of TSPLOST repaving. *Director of Public Works, Mariza Eller, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Milling, leveling, resurfacing and striping work on seven (7) City streets totaling 1.98 miles.

Street	Begin	End	Length (miles)
Behan Place	W. Lexington Ave.	Dead end	0.03
Carver Road	HWY. 16	City Limits	1.07
Fisher Way	W. Lexington Ave.	Dead end	0.03
Kentucky Avenue	N. Hill Street	Dead end	0.22
Lexington Avenue	N. Hill Street	Dead end	0.22
Lynn Lane	N. Hill Street	Dead end	0.10
W. Lexington Avenue	N. Hill Street	Dead end	0.31

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The City of Griffin will be utilizing TSPLOST funds to fund the project in the amount of $825,088.55.

Submitted By:
Mariza Eller

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
TSPLOST Milling & Resurfacing Year 1 Bid results.pdf
Quality Construction by McLeroy, Inc. Bid Response.pdf
Certificate of liability insurance.pdf
Certificate_of_Existence.pdf
McLeroy Milling and Resurfacing K.pdf

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

ITB 23-004
PRICE SUBMITTAL: TSPLOST MILLING & RESURFACING YEAR 1

Company Name Quality Construction by McLeRoy, Inc. Date(s) of Site Visit 8/19/2022

PRICE STRUCTURE* – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages to detail may be used as needed). The quantities below are estimates only; additional detail on the locations can be found on Attachments, located at the end of this document. ***Bidders will be responsible for field verification and calculations.*** If any discrepancy exists between the unit price and the total price, the unit price will be used.

Itm	Ref	Description	Est Qty	UOM	Unit Price	Total Price
1	413-1000	Bituminous Tack Coat	2398	GL	$6.00	$14,388.00
2	402-1812	Recycled Asphaltic Concrete Leveling, including Bitum material & H Lime	775	TN	$131.10	$101,602.50
3	402-3130	Recycled Asphaltic Concrete 9.5 MM Superpave, Group 2 (135#/SY), including Bitum material & H Lime	3104	TN	$121.00	$375,584.00
4	432-0208	Mill Asphalt Conc Pavement – 1"-2" Depth	30893	SY	$1.85	$57,152.05
5	653-1501	Thermoplastic Solid Traffic Stripe- 5" White (3.5 miles)	5980	LF	$0.50	$2,990.00
6	653-1502	Thermoplastic Solid Traffic Stripe- 5" Yellow (Double) - (1.88 miles)	13430	LF	$2.00	$26,860.00
7	657-1084	Preformed Solid Traffic Stripe, 8" White (Cross Walks)	2378	LF	$3.00	$7,134.00
8	653-1704	Thermoplastic Solid Traffic Stripe, 24" White (Stop Bar)	192	LF	$9.00	$1,728.00
10	611-4001	Water Valve GP 1 (Lower/Grade as needed)	19	EA	$250.00	$4,750.00
12	668-2110	Storm Drain Inlet GP 1 (Lower/Grade as Needed)	24	EA	$500.00	$12,000.00
14	668-4311	Storm Sewer Manhole, TP 1 (Lower/Grade as Needed)	31	EA	$500.00	$15,500.00
17	150-1000	Traffic Control	Lump	Lump	$163,900.00	$163,900.00
18	150-	Mobilization	Lump	Lump	$41,500.00	$41,500.00
19		Adjustments-	unknown	EA		
20		Adjustments-	unknown	EA		
21		Miscellaneous – attach detail**			Sep sheet	
		TOTAL PROJECT COST				**$ 825,088.55**

**Adjustments – quantities, if any, may be unknown. Price as an each and do not extend total.*
***Any other fees, additional charges and prices that may be applicable to this project **must** be listed on a separate sheet and attached.*

Additional comments/recommendations:

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.

COMPLETED BY:
Company Name: Quality Construction by McLeRoy, Inc

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

ITB 23-004
PRICE SUBMITTAL: TSPLOST MILLING & RESURFACING YEAR 1

Company Name _____ Date(s) of Site Visit _____

PRICE STRUCTURE* – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages to detail may be used as needed). The quantities below are estimates only; additional detail on the locations can be found on Attachments, located at the end of this document. ***Bidders will be responsible for field verification and calculations.*** If any discrepancy exists between the unit price and the total price, the unit price will be used.

Itm	Ref	Description	Est Qty	UOM	Unit Price	Total Price
1	413-1000	Bituminous Tack Coat	2398	GL	5.51	13,212.98
2	402-1812	Recycled Asphaltic Concrete Leveling, including Bitum material & H Lime	775	TN	143.44	111,166.00
3	402-3130	Recycled Asphaltic Concrete 9.5 MM Superpave, Group 2 (135#/SY), including Bitum material & H Lime	3104	TN	135.20	419,660.80
4	432-0208	Mill Asphalt Conc Pavement – 1"-2" Depth	30893	SY	3.58	110,596.94
5	653-1501	Thermoplastic Solid Traffic Stripe- 5" White (3.5 miles)	5980	LF	.66	3,946.80
6	653-1502	Thermoplastic Solid Traffic Stripe- 5" Yellow (Double) - (1.88 miles)	13430	LF	.66	8,863.8
7	657-1084	Preformed Solid Traffic Stripe, 8" White (Cross Walks)	2378	LF	16.50	39,237.00
8	653-1704	Thermoplastic Solid Traffic Stripe, 24" White (Stop Bar)	192	LF	9.35	1,795.20
10	611-4001	Water Valve GP 1 (Lower/Grade as needed)	19	EA	850.00	16,150.00
12	668-2110	Storm Drain Inlet GP 1 (Lower/Grade as Needed)	24	EA	1,750.00	42,000.00
14	668-4311	Storm Sewer Manhole, TP 1 (Lower/Grade as Needed)	31	EA	1,750.00	54,250.00
17	150-1000	Traffic Control	Lump	Lump	56,032.25	56,032.25
18	150-	Mobilization	Lump	Lump	15,000.00	15,000.00
19		Adjustments- Testing	Lump	Lump	7,500.00	
20		Adjustments-	unknown	EA		
21		Miscellaneous – attach detail**			Sep sheet	
		TOTAL PROJECT COST			**$ 891,911.77**	

**Adjustments – quantities, if any, may be unknown. Price as an each and do not extend total.*
***Any other fees, additional charges and prices that may be applicable to this project **must** be listed on a separate sheet and attached.*

Additional comments/recommendations: None

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.

COMPLETED BY:
Company Name: Atlanta Paving & Concrete Construction

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

ITB 23-004
PRICE SUBMITTAL: TSPLOST MILLING & RESURFACING YEAR 1

Company Name Baldwin Paving Company, Inc. Date(s) of Site Visit August 29, 2022

PRICE STRUCTURE* – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages to detail may be used as needed). The quantities below are estimates only; additional detail on the locations can be found on Attachments, located at the end of this document. ***Bidders will be responsible for field verification and calculations.*** If any discrepancy exists between the unit price and the total price, the unit price will be used.

Itm	Ref	Description	Est Qty	UOM	Unit Price	Total Price
1	413-1000	Bituminous Tack Coat	2398	GL	$0.01	$23.98
2	402-1812	Recycled Asphaltic Concrete Leveling, including Bitum material & H Lime	775	TN	$215.00	$166,625.00
3	402-3130	Recycled Asphaltic Concrete 9.5 MM Superpave, Group 2 (135#/SY), including Bitum material & H Lime	3104	TN	$161.00	$499,744.00
4	432-0208	Mill Asphalt Conc Pavement – 1"-2" Depth	30893	SY	$3.33	$102,873.69
5	653-1501	Thermoplastic Solid Traffic Stripe- 5" White (3.5 miles)	5980	LF	$0.75	$4,485.00
6	653-1502	Thermoplastic Solid Traffic Stripe- 5" Yellow (Double) - (1.88 miles)	13430	LF	$0.75	$10,072.50
7	657-1084	Preformed Solid Traffic Stripe, 8" White (Cross Walks)	2378	LF	$3.10	$7,371.80
8	653-1704	Thermoplastic Solid Traffic Stripe, 24" White (Stop Bar)	192	LF	$10.50	$2,016.00
10	611-4001	Water Valve GP 1 (Lower/Grade as needed)	19	EA	$400.00	$7,600.00
12	668-2110	Storm Drain Inlet GP 1 (Lower/Grade as Needed)	24	EA	$900.00	$21,600.00
14	668-4311	Storm Sewer Manhole, TP 1 (Lower/Grade as Needed)	31	EA	$900.00	$27,900.00
17	150-1000	Traffic Control	Lump	Lump	$95,000.00	$95,000.00
18	150-	Mobilization	Lump	Lump	$90,000.00	$90,000.00
19		Adjustments-	unknown	EA	$1.00	
20		Adjustments-	unknown	EA	$1.00	
21		Miscellaneous – attach detail**			Sep sheet	$0.00
		TOTAL PROJECT COST			**$ 1,035,311.97**	

**Adjustments – quantities, if any, may be unknown. Price as an each and do not extend total.*
***Any other fees, additional charges and prices that may be applicable to this project **must** be listed on a separate sheet and attached.*

Additional comments/recommendations: Without knowing the scope for any adjustments they cannot be priced accurately. If any additional work is encountered Baldwin will work with the City to establish a fair price for the work.

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.

COMPLETED BY:
Company Name: Baldwin Paving Company, Inc.
Contact Person: _____ (Signature) Mike Demery (Printed Name)

CITY OF GRIFFIN, GEORGIA

RESPONSE SUBMITTAL COVER

BID #23-004

For

TSPLOST MILLING & RESURFACING YEAR 1

Submitted by:

Name of Company: Quality Construction by McLeRoy, Inc.

Mailing Address: 200 Plaza Drive

City/State/Zip: Zebulon, GA 30295

Phone (including area code): 770-567-3030

E-mail: matt@mcleroyinc.com

Submittal Deadline:
September 8, 2022 at 2:00 P.M.

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

SUPPLIER DISCLOSURES
23-004

All solicitations MUST contain signed and notarized statement of Non-Collusion and non-Conflict of Interest. Any YES response for other disclosures must be detailed and attached to this sheet as part of your submittal. Reference to 'Supplier' denotes the organization submitting the response as well as the principal representing the organization.

Collusion. Collusion exists when two or more parties act together to achieve a fraudulent or unlawful act. Collusion inhibits free and open competition and is in violation of antitrust laws.
I certify that this bid response is genuine and is not a collusive or sham proposal. I further state that:

- The prepared response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid or offer for the same supplies, labor, services, construction, materials or equipment to be furnished or professional or consultant services, and is in all respects fair and without collusion or fraud; and
- The price(s) submitted has/have been arrived at independently and without consultation, communication or agreement with any other supplier, supplier or potential responder to the solicitation; and
- No attempt has been made or will be made to induce any company or person to refrain from responding to this solicitation, or to induce them to submit a budget that is higher than the budget in this solicitation, or to submit any intentionally high or noncompetitive response or other form of nonresponsive submittal; and
- I understand collusive bidding is a violation of city, state and federal law and can result in fines, prison sentences, and civil damages awards. I also certify that I am authorized to sign for this Supplier.

Conflict of interest. A Conflict of Interest exists when personal interests interfere in any way with the best interest of the City. This can arise if any agent of the City or their families will receive a monetary or other type of benefit based on the award of this project or if any supplier has an unfair competitive advantage over other suppliers. A conflict is also perceived if any previous history would make it impossible for the supplier to objectively fulfill the obligations associated with this project.

I certify that there is no known conflict of interest with the City or any employee or agent of the City. There is presently no interest and no interest shall be acquired that would directly or indirectly conflict in any manner with the performance of this solicitation, should it be awarded.

Quality Construction by McLeRoy, Inc.
Company Name

Matt Andrews
Signature of Authorized official of company

Matt Andrews
Printed Name

Sworn to and subscribed before me this 8 **day of** Sept. **, 20**22.

Notary Public: Melanie L. Royals

County: Spalding

Commission Expires: 9-11-2022

STATE OF GEORGIA NOTARY PUBLIC
MELANIE L. ROYALS
Notary Public, Georgia
Spalding County
My Commission Expires
September 11, 2022

OTHER SUPPLIER DISCLOSURES

Any response of 'Yes' must be explained in full (separate sheet may be used).

___ **Debarment.** Supplier certifies that neither it or its subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency. Has the Supplier been deemed ineligible from participating in any business with any government agency in the past five (5) years?

___ **Litigation.** Within the past five (5) years, has the Supplier been the subject of or party to any civil or criminal proceedings or investigations based on wrongful death, fraud, theft, breach of contract, safety, misrepresentation or any other conduct?

___ **Financial stability.** Financial stability demonstrates that the Supplier has the resources to complete and the ability to remain in business for the duration of the subsequent contract. Has any petition of bankruptcy, orders or judgment been filed against the supplier in the past five (5) years?

___ **Liquidated Damages.** Liquidated Damages are types of compensation designed to reimburse the City for certain problems or delays associated with a project; it serves as protection to both parties in the form of 'contract completion insurance'. Has the Supplier been assessed any liquidated damages or defaulted on any project with a government agency in the past five (5) years?

___ **OSHA.** Has the Supplier been cited for any OSHA violations in the past five (5) years?

___ **COMMUNICATIONS.** Has the Supplier communicated OR discussed pricing with anyone associated with the City, other than Procurement, since the solicitation was published?

SUPPLIER ACKNOWLEDGEMENTS *(please initial)*

___ **Resources.** We agree that we have the resources needed for the satisfactory completion of the project.

___ **Exceptions.** All deviations and exceptions to this RFP must be expressly stated in writing and attached as an Exception page. The absence of any exceptions assures the City of their full agreement and compliance with all specifications, terms and conditions, requirements and obligations of this RFP.

___ **Occupational Tax License.** If a City of Griffin Occupational Tax License is needed in order to fulfill the project, we will obtain such license prior to the confirmation of contract.

___ **Insurance.** We understand the insurance requirements noted and are prepared to supply the required insurance endorsements for these requirements prior to the confirmation of contract.

___ **Terms and Conditions.** The specifications, as well as the terms and conditions of this Request for Proposal shall be incorporated as an integral part of the final contract.

The Supplier has examined, carefully studied and hereby acknowledges the Specifications and any Addenda and agrees to provide the required services in accordance with this proposal. **The Supplier agrees to all specification items listed unless specifically noted on an Exceptions page**. The Supplier further certifies that they are not currently debarred from submitting proposals by any agency of the State of Georgia or the federal government.

Specifications . . . . . Acknowledgement MA

Addendum No. 1 dated 8/25/22 Acknowledgement MA

Addendum No. _____ dated _____ Acknowledgement _____

Addendum No. _____ dated _____ Acknowledgement _____

Suppliers must acknowledge the Specifications and any issued addenda. Responses which fail to acknowledge the Supplier's receipt of any addendum will result in the rejection of the bid if the addendum contained information which substantively changes the City's requirements.

BID RESPONSE SIGNATURE

I am registered (and compliant) with the City's online registration system: Yes X Not yet ___

The City cannot award to a supplier that is not registered and compliant.

NAME OF COMPANY: Quality Construction by McLeRoy, Inc

MAILING ADDRESS: 200 Plaza Drive

CITY /STATE/ZIP: Zebulon, GA 30295

PHONE (including area code): 770-567-3030 E-MAIL: matt@mcleroyinc.com

Matt Andrews — Project Manager

AUTHORIZED SIGNATURE — TITLE

Matt Andrews — Project Manager

NAME (PRINTED) — TITLE (PRINTED)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR SUBMISSION MAY RESULT IN REJECTION OF RESPONSE

ITB 23-004
PRICE SUBMITTAL: TSPLOST MILLING & RESURFACING YEAR 1

Company Name Quality Construction by McLeRoy, Inc. Date(s) of Site Visit 8/19/2022

PRICE STRUCTURE* – Complete the following and include associated information specifics for the cost quoted (pricing must be submitted on this form; additional pages to detail may be used as needed). The quantities below are estimates only; additional detail on the locations can be found on Attachments, located at the end of this document. ***Bidders will be responsible for field verification and calculations.*** If any discrepancy exists between the unit price and the total price, the unit price will be used.

Itm	Ref	Description	Est Qty	UOM	Unit Price	Total Price
1	413-1000	Bituminous Tack Coat	2398	GL	$6.00	$14,388.00
2	402-1812	Recycled Asphaltic Concrete Leveling, including Bitum material & H Lime	775	TN	$131.10	$101,602.50
3	402-3130	Recycled Asphaltic Concrete 9.5 MM Superpave, Group 2 (135#/SY), including Bitum material & H Lime	3104	TN	$121.00	$375,584.00
4	432-0208	Mill Asphalt Conc Pavement – 1"-2" Depth	30893	SY	$1.85	$57,152.05
5	653-1501	Thermoplastic Solid Traffic Stripe- 5" White (3.5 miles)	5980	LF	$0.50	$2,990.00
6	653-1502	Thermoplastic Solid Traffic Stripe- 5" Yellow (Double) - (1.88 miles)	13430	LF	$2.00	$26,860.00
7	657-1084	Preformed Solid Traffic Stripe, 8" White (Cross Walks)	2378	LF	$3.00	$7,134.00
8	653-1704	Thermoplastic Solid Traffic Stripe, 24" White (Stop Bar)	192	LF	$9.00	$1,728.00
10	611-4001	Water Valve GP 1 (Lower/Grade as needed)	19	EA	$250.00	$4,750.00
12	668-2110	Storm Drain Inlet GP 1 (Lower/Grade as Needed)	24	EA	$500.00	$12,000.00
14	668-4311	Storm Sewer Manhole, TP 1 (Lower/Grade as Needed)	31	EA	$500.00	$15,500.00
17	150-1000	Traffic Control	Lump	Lump	$163,900.00	$163,900.00
18	150-	Mobilization	Lump	Lump	$41,500.00	$41,500.00
19		Adjustments-	unknown	EA		
20		Adjustments-	unknown	EA		
21		Miscellaneous – attach detail**			Sep sheet	
		TOTAL PROJECT COST				**$ 825,088.55**

**Adjustments – quantities, if any, may be unknown. Price as an each and do not extend total.*
***Any other fees, additional charges and prices that may be applicable to this project **must** be listed on a separate sheet and attached.*

Additional comments/recommendations:

The City reserves the right to accept the BEST-EVALUATED BID as deemed by the Evaluation Committee, which may or may not be the lowest monetary bid.

COMPLETED BY:
Company Name: Quality Construction by McLeRoy, Inc

Contact Person: Matt Andrews Matt Andrews
(Signature) (Printed Name)

FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION OF RESPONSE. THIS FORM MUST BE COMPLETED FOR EACH BID SUBMITTAL EVEN IF YOU ARE CONSIDERED TO BE A CURRENT SUPPLIER.

REFERENCES

The City of Griffin requests a minimum of three references where work of a similar size and scope has been completed within the past 3-4 years.

REFERENCE 1:
Company Name: Paragon Consulting

Brief Description of Project: Milling, Paving, Utilities

Completion Date: Various

Contact Person: Charles Penny

Telephone: 770-412-7700 E-mail: cpenny@pcgeng.com

REFERENCE 2:
Company Name: GDOT

Brief Description of Project: Various projects consisting of Milling, Resurfacing, Full Depth

Completion Date: Varies

Contact Person: Dane Bishop

Telephone: 706-646-7512 E-mail: dbishop@dot.ga.gov

REFERENCE 3:
Company Name: Henry County

Brief Description of Project: Various Paving Projects

Completion Date: Current

Contact Person: Roque Romero

Telephone: 770-288-7325 E-mail: rrmuniz@co.henry.ga.us

COMPLETED BY:
Company Name: Quality Construction by McLeRoy, Inc.

Contact Person: Matt Andrews Matt Andrews
(Signature) (Printed Name)

STATE OF GEORGIA
CITY OF GRIFFIN

TAX COMPLIANCE FORM*

**Must be completed for all bids with an aggregate total of more than $99,000.00.*

INSTRUCTIONS TO SUPPLIERS

Please complete the following information:

- Supplier's Name: Quality Construction by McLeRoy, Inc.
- Physical Location Address: 200 Plaza Drive
  Zebulon, GA 30295
- Federal Identification Number (FEI): 58-1436541
- Have you ever been registered in the State of Georgia? Yes
- If so, please provide the following information, if applicable:
  - State Taxpayer Identification Number (STI): 8292713-LO
  - Sales and Use Tax Number: _____
  - Withholding Tax Number: _____
- What type of service will you perform? Milling & Resurfacing
- Will you sell any tangible personal property or goods? No
- Supplier's Affiliate's Name: NA
  - FEI: _____
  - STI: _____
  - Sales and Use Tax Number: _____
  - Withholding Tax Number: _____

  If there is more than one affiliate, please attach a separate sheet listing the information above.
- Person responsible for handling supplier's tax issues (such as the CFO, the company tax officer, etc.):
  - Name: Charles Gilbert
  - Telephone Number: 770-567-3030
  - E-mail Address: charles@mcleroyinc.com

NOTICE TO SUPPLIER:

In the event the supplier is considered for contract award, the information provided on this form will be submitted to the Georgia Department of Revenue ("DOR") for a determination as to whether the supplier is a "prohibited source" (as defined by O.C.G.A. §50-5-82) or whether there are any other outstanding tax issues. MISSING, INCOMPLETE, OR ERRONEOUS DATA MAY DELAY OR PROHIBIT VERIFICATION OF YOUR ELIGIBILITY FOR CONTRACT AWARD. NO PROHIBITED SOURCE MAY RECEIVE CONTRACT AWARD; THEREFORE, YOU ARE STRONGLY ENCOURAGED TO CHECK YOUR TAX STATUS NOW AND RESOLVE ANY OUTSTANDING TAX LIABILITIES AND/OR MISSING TAX RETURNS.

SUPPLIER'S RFP/ITB CHECKLIST

X 1 **Read the *entire* document,** paying close attention to critical items such as: supplies/services required; submittal dates; number of copies required for submittal; contract requirements (e.g. bonding and insurance requirements); etc. Note that all bid specific information noted in Section I or in a special Specification section, if there is one, take precedence over the general terms and conditions listed in Section II.

X 2 **Note the Procurement Agent's name and e-mail address.** With the exception of written technical questions sent to the project manager, the Procurement agent is the only person you are allowed to communicate with regarding the RFP/ITB from inception until after award.

X 3 **Attend the pre-proposal conference** if one is offered. These conferences provide a valuable opportunity to ask clarifying questions, obtain a better understanding of the project, or to notify the City of any ambiguities, inconsistencies, or errors in the RFP/ITB. Pre-bid conferences are not usually mandatory, but are a source of important information and attendance at them (as well as any other bid-related meetings) are considered part of the evaluation criteria.

X 4 **Take advantage of the 'question / answer' period.** Submit your questions to the Procurement Agent (or Project Manager and copy the Procurement Agent) by the due date listed in the *Schedule of Events.* Even though you may get a direct response for questions you have asked, a formal addendum will be issued to address any substantive questions so all suppliers will have access to the additional pertinent information.

X 5 **Follow the format required in the RFP/ITB** when answering questions and item details. Provide point-by-point responses to all sections in a clear, concise manner and in the order they were requested.

X 6 **Provide complete answers/descriptions.** Read and answer **all** questions and requirements. Make sure all items have a response, even if it is a 'n/a'. Don't assume the City or evaluation committee will know what your company capabilities are or what items/services you can provide, even if you have previously contracted with the City. Proposal submissions are evaluated based solely on the information and materials provided in your response.

X 7 **Use the forms provided,** e.g. cover page, cost proposal form, standard forms, registration, etc. Make sure to include all required forms (in the proper order) with your submission. You do not need to send a copy of the bid itself with your response.

X 8 **Supplier registration.** Supplier registration includes both information needed by the City and affidavits/ information required by the State of Georgia. The City cannot award a bid to a supplier with incomplete registration. Registration is now done online and you can check to see if your profile is compliant (has both EV affidavit and W9) by logging in with your user-id and password. Even if you are not providing labor and do not need an E-Verify number, you will need to note the appropriate reason and sign.

X 9 **Check the City website for RFP/ITB addenda.** All addenda issued for the RFP/ITB are posted on the City's website under the associated bid posting. Do not assume that if you received an individual notification of the bid, you will receive all addenda. Notifications are a courtesy effort and the City cannot guarantee that an email notification will reach all of the intended recipients. Before submitting your response, check the website at http://www.cityofgriffin.com (select 'Resources', then 'Bid Opportunities') to confirm if any addenda were issued for the RFP/ITB. If so, you must acknowledge each addendum on the Response document.

X10 **Review and read the RFP/ITB document again** to make sure that you have addressed all requirements. Once the bid deadline has been met, you will be unable to make changes to your response. Your original response and the requested copies must be identical and complete. The copies are provided to the evaluation committee members and will be used to rank your response.

X11 **'Package' your response in the recommended order** of section 1.4. When response submittals are packaged in the same manner, evaluators are able to review them in a more timely, thorough and equitable manner.

X 12 **Submit your response on time.** Note all the dates and times listed in the *Schedule of Events* and within the document, and be sure to submit all required items on time. Late submissions will not be accepted.

This checklist is provided for assistance only and does not need to be submitted with the Supplier's Response.

SUPPLIER REGISTRATION

Supplier Registration with the City Of Griffin consists of the following:

The City of Griffin now has online self-service registration, via Vendor Registry. In order to be registered as a City of Griffin supplier, you must access the registration via the City's site. This will give you the opportunity to keep your information accurate and current. It also permits unlimited NIGP commodity codes, allowing for notifications based on your specific business criteria. In addition to the visibility to the City, this service will allow for other agencies in our area to have visibility of your company and it will allow you to have visibility of opportunities from other agencies in our area. There is no charge for this basic service, but you do have the option to automatically expand your visibility to other areas for a small fee to Vendor Registry at any time.

TO REGISTER:

- ✓ Please visit our website at www.cityofgriffin.com
- ✓ Select "Resources"
- ✓ Select "Register my Business with the City"
- ✓ Complete your registration by following the instructions provided
    - Two documents (forms included below) will be required to be **uploaded online** before your registration is complete. They are:

- **Supplier Affidavit** – This document is also referred to as the E-Verify affidavit and has been updated to reflect new laws that have recently gone into effect. An E-Verify (EV) number is REQUIRED by the State of Georgia (OCGA § 13-10-91) if you provide labor or services to the City that is valued in excess of $2,499.99. In addition to the EV number and signature, the affidavit must be notarized. If you are a sole proprietor or your company provides only products, simply initial the statement that applies to your situation and sign. **There is no need to notarize the affidavit unless you provide your EV number**.
- **W-9** – This document supplies the Employer Identification Number (EIN) or the Social Security (SS) number of the supplier.

Note: *If you have problems getting registered, Vendor Registry is available to answer questions and help get you registered; they can be reached toll-free at (865) 777-4337. The City is also available to help.*

If you are registered on Vendor Registry with another agency other than City of Griffin, you can 'piggyback' off of your existing profile to create a profile for Griffin. Contact Vendor Registry or our Procurement office for help in creating this new record.

STATE OF GEORGIA
CITY OF GRIFFIN

SUPPLIER (*E-VERIFY*) AFFIDAVIT AND AGREEMENT

Please initial the appropriate statement for your current and future business relations with the City of Griffin, sign and have notarized if applicable (one must be initialed):

A) ____ My company provides products only for the City (no physical labor or services).

B) ____ I am a sole proprietor and have no employees.

C) ____ My company is providing labor or services on a one-time basis that amounts to under $2,500.00.

D) MA My company provides labor or services to the City and I have supplied the EV number below (notarization below is required).

Matt Andrews | Matt Andrews | 9/8/2022
BY: Authorized Officer or Agent | *Printed Name* | *Date*

Quality Construction by McLeRoy, Inc. | Project Manager
Company / Contractor Name | *Title of Authorized Officer or Agent of Contractor*

While the City requests a signed affidavit from every supplier, only those that provide labor or services that could amount to $2,500 or more to the City (item D above) MUST supply the actual E-Verify number issued by Homeland Security and have this affidavit notarized.

****

NOTARIZATION REQUIRED FOR E-VERIFY NUMBER SUBMISSIONS:

COMES NOW before me, the undersigned officer duly authorized to administer oaths, the undersigned contractor, who, after being duly sworn, states as follows:

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02, stating affirmatively that the individual, firm, or corporation which is contracting with the City has registered with and is participating in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with the City of Griffin, Georgia, of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 through the subcontractor's execution of the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08 or a substantially similar subcontractor affidavit. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the City at the time the subcontractor(s) is retained to perform such service.

132600
EEV / (*E-Verify # issued by Homeland Security IF checked above*)

Sworn to and subscribed before me
This 8 day of Sept., 2022
Notary Public Melanie L. Royals
My commission expires: 9-11-2022

STATE OF GEORGIA NOTARY PUBLIC
MELANIE L. ROYALS
Notary Public, Georgia
Spalding County
My Commission Expires
September 11, 2022

* Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (!RCA), P.L. 99-603. As of the effective date of O.C.G.A. § 13-10-91, the applicable federal work authorization program is the "EEV *I* Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

THE AMERICAN INSTITUTE OF ARCHITECTS

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we **Quality Construction by McLeRoy, Inc.**

200 Plaza Drive, Zebulon, Georgia 30295 (Here insert full name and address of legal title of Contractor)
as Principal, hereinafter called the Principal, and **Great American Insurance Company**
301 E 4th Street, Cincinnati, OH 45202 (Here insert full name and address of Surety)

a corporation duly organized under the laws of the State of **OH**

as Surety, hereinafter called the Surety, are held & firmly bound unto **CITY OF GRIFFIN, GEORGIA**
100 S HILL STREET, GRIFFIN, GA 30224

as Obligee, hereinafter called the Obligee, in the sum of **Five Percent (5%) of Amount Bid**
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for **TSPLOST MILLING & RESURFACING YEAR 1**
BID #23-004

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this

8th day of **September** 20 **22**

Melanie Rogers
Witness

Quality Construction by McLeRoy, Inc.

BY: Matt Andrews
(Principal) (Seal)

Mari Maynard
Witness

Great American Insurance Company

BY:
Christy Lackey, Attorney In fact

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than SEVEN

No. 0 21418

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERICK R. MITCHELL BARRY C. SELLARS R. STAN HODGES, JR CAROLYN F. SMITH KEITH H. DILLON CHRISTY LACKEY KARIN MAYNARD	ALL OF MARIETTA, GEORGIA	ALL $100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15TH day of JULY , 2016 .

Attest

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 15TH day of JULY , 2016 , before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 8th day of September , 2022 .

Assistant Secretary

Client#: 2179197 79MCLEREQU

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/02/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Certificate Team
McGriff Insurance Services 741 W. Lanier Ave., Suite 100 Fayetteville, GA 30214-GA 770 471-7100	PHONE (A/C, No, Ext): 770 471-7100 FAX (A/C, No): E-MAIL ADDRESS: certificatesga@mcgriff.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co of Pitt. PA	19445
INSURER B : Aspen American Insurance Company	43460
INSURER C : New Hampshire Insurance Company	23841
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
McLeRoy, Inc.; McLeRoy Equipment, LLC;
Quality Construction by McLeRoy, Inc.
200 Plaza Drive
Zebulon, GA 30295

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			5856938	09/01/2022	09/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$1,000,000 $300,000 $10,000 $1,000,000 $2,000,000 $2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY X Drive Oth Car			5717906	09/01/2022	09/01/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$1,000,000 $ $ $ $
B	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			CX00HVJ22	09/01/2022	09/01/2023	EACH OCCURRENCE AGGREGATE 	$5,000,000 $5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC014195848	09/01/2022	09/01/2023	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Attached Endorsements*
CG2010 12/19 Addtl Insd per Contract
CG2037 12/19 AI Blkt Compltd Ops
CG2001 12/19 Primary Non Contributory
CG2033 12/19 AI Owners Lessees Contr Automatic Status Req in Constr Agrmt
(See Attached Descriptions)

CERTIFICATE HOLDER

City of Griffin
100 S. Hill St
Griffin, GA 30223

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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DESCRIPTIONS (Continued from Page 1)

CG2404 12/19 Blanket Waiver of Transfer of Rights
87950 09/14 Blkt AI where req by contract
74445 10/99 Primary as to certain AI
62897 06/95 BA WOS
WC000313 04/84 Blkt WC WOS
ASPEX420 03/17 AI END Excess Liability
ASPEX240 01/16 Noncontributory Excess Liability
APEX153 12/15 WOS Excess End

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
All persons or organizations when you have agreed in writing in a contract or agreement that such persons or organizations be added as an additional insured.	All Locations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
PURSUANT TO APPLICABLE WRITTEN CONTRACT OR AGREEMENT YOU ENTER INTO.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II – Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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2. "Bodily injury" or "property damage" occurring after:

a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) And Description Of Covered Operations
All persons or organizations when you have agreed in writing in a contract or agreement that such persons or organizations be added as an additional insured.	All Locations

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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ENDORSEMENT

This endorsement, effective 12:01 A.M. 09/01/2022 forms a part of

Policy No. 5717906 issued to McLeRoy, Inc.; McLeRoy Equipment, LLC;

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:
Any person or organization for whom you are contractually bound to provide Additional Insured status but only to the extent of such person's or organization's liability arising out of the use of a covered "auto".

I. **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured,** is amended to add:

d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by said contract or agreement.

AUTHORIZED REPRESENTATIVE

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ENDORSEMENT

This endorsement, effective 12:01A.M. 09/01/2022 forms a part of

policy No. 5717906 issued to McLeRoy, Inc.; McLeRoy Equipment, LLC;

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

INSURANCE PRIMARY AS TO CERTAIN ADDITIONAL INSUREDS

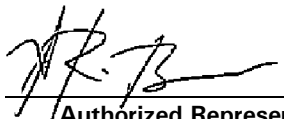
This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, B., General Conditions, 5., Other Insurance, c., is amended by the addition of the following sentence:

The insurance afforded under this policy to an additional insured will apply as primary insurance for such additional insured where so required under an agreement executed prior to the date of accident. We will not ask any insurer that has issued other insurance to such additional insured to contribute to the settlement of loss arising out of such accident.

All other terms and conditions remain unchanged.



Authorized Representative or Countersignature (in States Where Applicable)

74445 (10/99)

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ENDORSEMENT

This endorsement, effective 12:01 A.M. 09/01/2022 forms a part of

policy No. 5717906 issued to McLeRoy, Inc.; McLeRoy Equipment, LLC;

by **NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, A. - Loss Conditions, 5. - Transfer of Rights of Recovery Against Others to Us, is amended to add:

However, we will waive any right of recover we have against any person or organization with whom you have entered into a contract or agreement because of payments we make under this Coverage Form arising out of an "accident" or "loss" if:

(1) The "accident" or "loss" is due to operations undertaken in accordance with the contract existing between you and such person or organization; and

(2) The contract or agreement was entered into prior to any "accident" or "loss".

No waiver of the right of recovery will directly or indirectly apply to your employees or employees of the person or organization, and we reserve our rights or lien to be reimbursed from any recovery funds obtained by any injured employee.

AUTHORIZED REPRESENTATIVE

62897 (6/95)

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement changes the policy to which it is attached effective on inception date of the policy unless a different date is indicated below.

This endorsement, effective 12:01 AM 09/01/2022 forms a part of Policy No. WC014195848

Issued to McLeRoy, Inc.; McLeRoy Equipment, LLC;

By **NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION TO WHOM BE BECOME OBLIGATED TO WAIVE YOUR RIGHTS OF RECOVERY AGAINST, UNDER ANY CONTRACT OR AGREEMENT YOU ENTER INTO, PRIOR TO THE OCCURRENCE OF LOSS.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This form is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas, or Utah.

WC 00 03 13
(Ed. 04/84)

Countersigned by _____

Authorized Representative

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:
ASPEN EXCESS LIABILITY INSURANCE POLICY

This Policy is amended as follows:

A. The term Insured is hereby amended to include the following:

As per Underlying

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED

THIS ENDORSEMENT FORMS A PART OF POLICY NUMBER: CX00HVJ22

Issued by: Aspen American Insurance Company

Issued to: McLeRoy, Inc.; McLeRoy Equipment, LLC;

Effective date: 09/01/2022

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Aspen American Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

OTHER INSURANCE – NON-CONTRIBUTORY ENDORSEMENT

This endorsement modifies insurance provided under the following:

ASPEN EXCESS LIABILITY INSURANCE POLICY

This Policy is amended as follows:

A. SECTION V. CONDITIONS, Paragraph **F. Other Insurance** is amended to include the following:

Notwithstanding anything to the contrary set forth in this Policy, this Section **V. Conditions,** Paragraph **F. Other Insurance** shall not apply when a contract, into which you have entered, requires the First Underlying Insurance Policy set forth in **ITEM 5.** of the Declarations for this Policy, to be primary and non-contributory, provided that this provision shall only apply with respect to liability arising out of your operations, your work, your products or premises owned or rented to you, and related to such contract.

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED.

THIS ENDORSEMENT FORMS A PART OF POLICY NUMBER: CX00HVJ22

Issued by: Aspen American Insurance Company

Issued to: McLeRoy, Inc.; McLeRoy Equipment, LLC;

Effective date: 09/01/2022

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Aspen American Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF SUBROGATION ENDORSEMENT

This endorsement modifies insurance provided under the following:
ASPEN EXCESS LIABILITY INSURANCE POLICY

This Policy is amended as follows:

A. In the event of any payment under this Policy for a "loss" for which you have waived the right of recovery in a written contract entered into prior to the "loss", the Company hereby agrees to also waive its right of recovery. This waiver shall only apply with respect to a "loss" occurring due to operations undertaken as per the specific contract in which you waived the right of recovery.

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED.

THIS ENDORSEMENT FORMS A PART OF POLICY NUMBER: CX00HVJ22

Issued by: Aspen American Insurance Company

Issued to: McLeRoy, Inc.; McLeRoy Equipment, LLC;

Effective date: 09/01/2022

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Control Number : 0542641

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

MCLEROY EQUIPMENT, LLC
a **Domestic Limited Liability Company**

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number	:	23684782
Date Inc/Auth/Filed	:	06/16/2005
Jurisdiction	:	Georgia
Print Date	:	09/01/2022
Form Number	:	211

Brad Raffensperger

Brad Raffensperger
Secretary of State

AGREEMENT BETWEEN CITY OF GRIFFIN

AND QUALITY CONSTRUCTION BY MCLEROY, INC.

FOR MILLING & RESURFACING AGREEMENT

THIS AGREEMENT made this 27 day of September, 2022, by and between Quality Construction by McLeRoy,Inc., a Georgia corporation, (Contractor), and the City of Griffin, Georgia, a Georgia municipal corporation, by and through its City Council, (Owner).

WITNESSETH, that the Contractor and the Owner in consideration of the mutual promises and covenants hereinafter set forth agree as follows:

ARTICLE 1. SCOPE OF WORK

The Contractor shall furnish all equipment, tools, materials, skill, labor of every description, and all things necessary to carry out and complete in a good and workmanlike manner in accordance with Georgia Department of Transportation Specifications and Guidelines, the work described in the Bid invitation issued by the Owner dated August 18, 2022, in response to the Invitation to Bid issued by the Owner for Milling & Resurfacing various Streets located within the incorporated boundaries of the City of Griffin (the 'Work'). The following documents are incorporated by reference and made a part of the terms and conditions of this Contract as if fully set out herein; a) the work described in the Proposal of the Contractor dated September 8, 2022 identified as Exhibit A, the specifications and the Invitation to Bid issued by the Owner identified as Exhibit B. Exhibit A and Exhibit B are attached hereto and made a part hereof.

ARTICLE 2. TIME OF COMPLETION

The parties agree that time is of the essence, and therefore the work to be performed under this Contract shall be commenced within 15 days after Notice To Proceed is received, and all work to be completed within 90 days of start.

ARTICLE 3. THE CONTRACT PRICE

The Work shall be performed by the Contractor for a not to exceed price of Eight Hundred Twenty - Five Thousand, Eighty-Eight Dollars & Fifty-Five Cents ($825,088.55) subject only to

any additions and/or deductions made pursuant to authorized change orders mutually agreed in writing by the parties.

ARTICLE 4. PAYMENTS

Upon receipt of the Contractor's invoice payments will be made by the Owner to the Contractor for the invoice amount of all Work accepted by the Owner. Acceptance of the Work shall be at Owner's sole reasonable discretion that Contractor has completed the Work invoiced in full conformance with this Agreement per Georgia Prompt Pay OCGA 13.11.1

ARTICLE 5. PERFORMANCE AND PAYMENT BONDS

The Contractor must provide a performance bond in the amount of the bid for the faithful performance of this Contract and to indemnify the Owner for any damages should the Contractor fail to perform the contract on time.

The Contractor shall also provide a payment bond in an amount of at least the total amount payable by the terms of this Contract.

ARTICLE 6. GENERAL PROVISIONS

1. The Work shall be completed in a good and workmanship like manner and in compliance with the applicable Georgia Department of Transportation Specifications and Guidelines, the terms of this Agreement and all applicable state and federal laws, regulations and codes. The Work shall be subject to inspection and approval by the Owner or its designee.
2. To the extent required by law the Work shall be performed by individuals dully licensed and authorized by law to perform said work.
3. The Contractor shall comply with the provisions of O.C.G.A. 13-10-91.
4. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor(s) and in all instances remain responsible for the proper completion of this Contract.
5. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at each time periodic payment is made hereunder.
6. All change orders shall be in writing and signed by both Owner and Contractor.
7. Contractor shall obtain and maintain the following insurance coverage: a) Worker's Compensation as required by Georgia law; b) Commercial General Liability $1,000,000.00 each occurrence, $1,000,000.00 in the aggregate; and c) Automobile Liability $1,000,000.00 combined single limit. The Owner shall be named as an

additional insured on said Commercial General Liability and Automobile Liability policies. Upon request Contractor shall provide proof of said insurance to the Owner.

8. Contractor shall at its own expense obtain all permits necessary for the work to be performed.
9. Contractor agrees to remove all debris and leave the area of work in a clean condition.
10. In the event Owner shall fail to pay and periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
11. The contract will need to be interpreted and construed under Georgia law with the Superior Court of Spalding County, Georgia being the forum.
12. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty, weather or general unavailability of materials.
13. The Contractor warrants that materials furnished under this Contract will be of good quality and new, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of this Contract. Work not conforming to these requirements, including substitutions not properly approved and authorized, is considered defective. The obligation of this paragraph shall survive acceptance of the Work and termination of the Agreement. Contractor warrants all work for a period of twelve (12) months following completion and acceptance of the work by the Owner.

Signed this _____ day of _____, 2022.

Contractor:

By: Matt Andrews

Title: Project Manager

City of Griffin, Georgia

Owner

By: _____

Title: _____

Attest: _____

Jessica W. O'Connor, Secretary

(SEAL)

Approved as to form:

Andrew J. Whalen, III
Andrew J. Whalen, III
City Attorney

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a Notice of Intent Not to Renew the Elevator Maintenance Agreement with Mowrey Elevator Company of Florida, Inc. and authorize the City Manager to execute and serve the Notice for purposes of terminating the Agreement. *Director of Public Works, Mariza Eller, will present.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The Agreement with Mowrey is dated May 17, 2016. The initial term expired on December 31, 2017 and automatically renewed for successive five year terms, the most recent of which will terminate December 31, 2022. Staff has found that the contract with Mowrey is not favorable to the City's elevator maintenance needs and should not be renewed. In order to terminate the contract, the city must send a Notice of Intent Not to Renew by October 2, 2022. Mowrey will continue to provide elevator maintenance through December 31, 2022 per the Agreement. Staff is working to retain an alternative vendor for elevator maintenance and will present a new elevator maintenance contract to the Commission before the expiration of the Mowrey Agreement.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

N/A

Submitted By:
Kelsey Carden

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Mowrey - Notice of Intent Not to Renew.pdf

Griffin
Office of the City Manager, Jessica W. O'Connor
One Griffin Center | 100 S. Hill Street-P.O. Box T | Griffin, GA 30224
P 770.229.6408 F 678.692.0403 W cityofgriffin.com

September 27, 2022

Via U.S. Certified Mail, Return Receipt Requested:
Mowrey Elevator Company of Florida, Inc.
C/O Timothy S. Mowrey
849 Pickens Industrial Drive
Suite 17
Marietta, Georgia 30062

Re: Notice of Intent Not to Renew – Elevator Maintenance Agreement
One Griffin Center, 100 South Hill Street, Griffin, Ga 30224

Mowrey Elevator Company of Florida, Inc.:

The City of Griffin ("City) is party to an Elevator Maintenance Agreement ("Agreement") with Mowrey Elevator Company of Florida, Inc. ("Mowrey") dated May 17, 2016 whereby Mowrey provided elevator maintenance services to the elevators located at One Griffin Center, 100 South Hill Street, Griffin, Georgia 30224.

The Agreement provides that it is "effective through December 31, 2017" and "will be automatically renewed for successive five (5) year periods, unless either party timely services written notice upon the other party of its intention to cancel at least ninety (90) days… before the end of any subsequent five (5) year renewal period."

Following the initial termination date of December 31, 2017, the Agreement automatically renewed for a five (5) year term and is therefore effective through December 31, 2022.

Please consider this letter as the City's formal Notice of Intent Not to Renew the Agreement ("Notice") with Mowrey. In light of this Notice, the Agreement shall terminate on December 31, 2022 per the terms of the Agreement. Please let us know if you have any questions.

Respectfully,

CITY OF GRIFFIN

_____

Jessica W. O'Connor
City Manager
100 S. Hill Street
Griffin, GA 30224
(770) 229-6408

Cc:
meller@cityofgriffin.com
kcarden@cityofgriffin.com
dwhalen@cityofgriffin.com

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider contract with Manley Acquisition Services, LLC, professional services, for right of way acquisition for Elles Way improvement project in the amount of $7,500.00. *Public Works Director, Mariza Eller, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Manley Acquisition Services, LLC will provide pre-acquisition and acquisition services for negotiations with (6) six property owners at the rate of $1,250.00 per parcel per interest acquired for a total of $7,500.00. This is for the Elles Way improvement project, and the scope of work for pre-negotiation activities will include the following: plan review, plan changes, attendance of public meetings, project status information, interviews with owners, coordination with the City Attorney to provide title reports, review title reports, meetings with property appraisers to obtain quotes for appraisals, determine the scope of the type of appraisal required, review scope of appraisal, check legal requirements/calculations of the appraisals and any other meetings required by the City of Griffin. The scope of work for negotiation services includes preparation of all negotiation packages, conduct and finalize negotiations with property owners or any owner's representative, deliver agreements for closings to the City Attorney, and deliver condemnation requests to the City Attorney for title conveyance.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The right of way acquisition contract with Manley Acquisition Services, LLC in the amount of $7,500.00 will be paid for utilizing SPLOST 2016 funding.

Submitted By:
Mariza Eller

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
elles with AJW sig.pdf

MANLEY ACQUISITION SERVICES, LLC
1368 ARBORGATE STREET
MADISON, GEORGIA 30650
Phone No. 706-438-3021
Cell Phone 404-697-5011

August 22, 2022

Mariza Eller
City of Griffin
Director of Public Works
P.O. Box T
Griffin, Georgia 30224

Re: Elles Way Improvement Project
Acquisition Services Contract
Tax Identification Number 58-2541112

Dear Ms. Eller:

This is to advise you that my Company will provide pre-acquisition and acquisition services for negotiations with the six (6) property owners at the rate of $1,250.00 per parcel per interest acquired. Any additional parcels added to the plans will be at the same rate as quoted above. This service includes any mileage expenses, other expenses for meetings with appraisers, Engineers or City Officials. The City Attorney will be responsible for closing with owners and securing any releases needed to obtain clear title before closing. Assistance to the City Attorney for closings and/or obtaining releases will be at a rate of $90.00 per hour, if necessary. Any post acquisition work for meetings or any possible court testimony required will be at the rate of $90.00 per hour.

The scope of services for pre-negotiation activities will include all coordination with City representatives regarding plan review, plan changes, attendance of public meetings, project status information, interviews with owners, coordination with the City Attorney to provide title reports, review title reports, meetings with property appraisers to obtain quotes for appraisals, determine the scope of the type of appraisal required, review of the scope of the appraisal, checking legal requirements/calculations of the appraisals and any other meetings required by your office.

The scope of work for negotiation services at the per parcel fee quoted above includes preparation of all negotiation packages as required under O.C.G.A Title 22 and 32 , conduct and finalize negotiations with property owners or any owner's representative, deliver agreements for closings to the City Attorney, deliver condemnation requests to the City Attorney for title conveyance.

The pre/post negotiation activities and all negotiation activities with property owners will be conducted following the Georgia Eminent Domain laws.

I have completed the required registration for the Department of Homeland Security and Georgia Security and Immigration Compliance Acts. My certification number is 271624.

If you are in agreement with these terms, please indicate by approving a copy of this letter, which will serve as our contract, and returning it to me.

If you have any questions regarding the scope of this contract, please let me know.

Sincerely,

Steven C. Manley

Steven C. Manley

City of Griffin

APPROVED: _____ Date_____

By:

APPROVED AS TO FORM
THIS 7th DAY OF Sept., 2022
BY: _____
CITY ATTORNEY

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a contract between the City of Griffin and Kendall Vegetation Services, procured through ECG Joint Purchasing Agreement, to perform annual tree trimming services, in an amount not to exceed $655,648. *Electric Director, Jennifer Freeman, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Tree trimming services are an essential part of preventative maintenance for line clearance. The tree trimming contract includes two 3-man crews for 46 weeks out of the year and one additional 3-man crew for twelve weeks during winter months for line clearance purposes.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FY23 budget has $655,648 allotted for tree trimming.

Submitted By:
Jennifer Freeman

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Kendall Contract BOC 9-27-22.pdf

KENDALL
VEGETATION SERVICES

FORESTRY & VEGETATION MANAGEMENT AGREEMENT

THIS AREEMENT is made and entered into this 1st Day of July 2022, by and between W. A. Kendall and Co., LLC, P.O. Box 831 Lawrenceville, GA 30046 hereinafter called "Contractor" and the City of Griffin, 100 S Hill Street, Griffin, GA 30223 hereinafter called "Company".

Whereas Contractor provides forestry services to maintain rights of ways that may include cutting, clearing, chipping, brush clearing and removal, herbicide application and other forestry related activities and Company desires said services for the purpose of vegetation management on rights of ways.

1. For the consideration hereinafter enumerated, Contractor agrees to perform those vegetation management related services set forth and described in Exhibit "A" attached, which such services shall be conducted on certain real property more particularly set forth and described in Exhibit "A" and/or additional maps attached.

2. COMMENCEMENT AND COMPLETION: The services to be performed pursuant to this Agreement shall commence and be completed within the time frames set forth in Exhibit "A" PROVIDED HOWEVER that, the commencement or completion date, or either of them, may be extended with the prior agreement of Company as the result of factors not within the control of Contractor including fire conditions, site availability, prohibition by federal, state or other governmental entity, strike, fires, inclement weather, acts of God, and other conditions or circumstances beyond the control of Contractor. Contractor must provide Company with a written request to extend the commencement or completion dates prior to deadlines.

3. In accomplishing the services which are the subject of this Agreement, Contractor shall:

3.1 Provide the necessary equipment, transportation, and supervision sufficient to complete said services in a timely manner in accordance with the terms of this Agreement.

3.2 Comply with all state, federal and local laws and regulations to the extent that any such law or regulation is applicable to the services to be performed by Contractor which such laws and regulations shall include but not be limited to federal and state safety laws and regulations, social security regulation, Fair Labor Standards Act, as amended and in force and effect, effective the date of this Agreement, federal and state laws, rules, regulations and orders of various governmental entities concerning herbicide application.

3.3 Report, withhold and pay into any governmental agency all sums accruing under any state or federal law payable on account of wages earned by the Contractor's employees in accordance with the regulations promulgated by the United States and the state in which the contract is to be performed.

3.4 Contractor shall not discriminate against any employee or applicant for employment in accordance with applicable laws and regulations which such discrimination shall be extended such that the Company will take affirmative action to ensure that applicants are treated during employment without regard to race, color, religion, sex or national origin.

3.5 Contractor will, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

3.6 Save and hold the Company harmless from any penalty or violation of any federal, state or governmental law, regulation, rule or order committed, or allegedly committed in the performance of this Agreement.

3.7 Contractor shall indemnify and hold harmless Company, their agents and employees from and against all claims, damages, losses, and expenses including attorney's fees arising out of or resulting from the performance of the work, provided that any such claims, damage, loss or expense (a) is attributable to bodily injury, sickness disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting there from, and (b) if caused in whole or in part by any negligent act or omission of Contractor, anyone directly or indirectly employed by them or any one for whose acts any of them any be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Total liability is limited to amount of Contractor liability coverage.

Contractor's policy must show Company as "additional insured". "Additional insured" coverage must be primary and non-contributing. The "additional insured coverage must include completed operations and must not be limited. Contractor, "additional insured" on umbrella is primary to Company. There must be a thirty (30-day notice of cancellation to Company,

Limits: A. $1,000,000.00 combined single limit auto

B. $1,000.000.00/2,000,000.00 on both general liability (with aggregate of $2,000,000.00)

C. Applicable workmen's compensation insurance specifically complying with the state law in which this contract is to be performed for every person the Contractor employees.

4. TERMS OF PAYMENT:

4.1 Unless otherwise stated in Exhibit "A" hereto or another addendum to this Agreement signed by both parties, all payments due Contractor will be based on the contract price per unit as stated in Exhibit "A", multiplied by the number of hours completed. Payment will be due within thirty (30) days of the date of the invoice.

4.2 In the event of a dispute with respect to either the satisfactory completion of the work relating to any one or more units and/or the amount invoiced, the Company shall, within thirty (30) days of receipt of the invoice, give notice to Contractor. In the election to arbitrate, the matter shall be arbitrated in the following way:

Each party shall choose one representative who, together, shall choose a third party which shall then comprise an arbitration pane. A majority vote of the panel shall be conclusive and determinative with respect to any issue presented.

5. MISCELLANEOUS PROVISIONS:

5.1 Severability: The invalidity of any provision of this Contract, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

5.2 No Partnership: anything in this Agreement should not be construed as creating any relationship between the parties hereto other than that of contractual parties such that it is the intent of the parties that no partnership, joint venture or other affiliation is established between the parties hereto. The parties likewise in no way stand in the relationship of master and servant, principal and agent, employer and employee.

5.3 This Agreement cannot be altered, modified, changed or deviated from unless such alteration, modification or deviation shall be in writing and executed by the parties hereto.

5.4 This agreement may be renewed or extended annually by mutual agreement of both parties.

Exhibit A

2022/2023 hourly billing rates

Category	Rate
Foreman	$47.00
Bucket/Equipment Operator	$39.48
Groundperson	$31.96
55' 2wd Aerial Lift	$19.61
70' 2wd Aerial Lift	$27.85
Jarraff/SkyTrim	$61.18
Chip Truck 2wd	$12.53
Standard Chipper	$6.02
Support Truck	$14.85
Power Saw	$1.08

Billing rates effective from 7/1/2022 – 6/30/2023

Labor OT is 1.5x Straight time

Signature below denotes acceptance:

APPROVED AS TO FORM
THIS 13th DAY OF Sept., 2022
BY: _____
CITY ATTORNEY

City of Griffin

Sign: _____
Mayor

Print Name: _____

Attest: _____
City Manager

Date: _____

W. A. Kendall and Company, LLC

Sign: _____

Print Name: _____

Attest: _____

Date: _____

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider an agreement with Site Med, lowest quote and most qualified provider, to conduct on-site NFPA 1582 firefighter medical exams in the amount of $20,705.00. *Fire Chief John Hamilton will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The NFPA 1582 testing is required to meet the national standard. Site Med was the company that was used two years ago for the firefighter physicals. Since they already have a working knowledge of our department and the personnel, they are able to give us better medical advice and since they did the physicals last time they are not doing a few of the tests due to them not being necessary as often. The company is in Georgia and is available at not cost for consultation for one year after the testing.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted for every other year. This year is at a reduced cost, since we had chest x-rays done the last time an they are only required every other testing.

Submitted By:
John Hamilton

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
PHS quote.pdf
ARC email.pdf
Griffin Fire-Rescue Quote 2022.pdf
Site Med Contract - Griffin Fire 9.21.22.pdf

Professional Health Services
600 Reed Road
Suite 103
Broomall, PA 19008

DATE	**Aug 4, 2022**
QUOTE #	**AAAQ1311**

To
Brian Brock
Griffin Fire Department
1430 Ellis Rd.
Station 2
Griffin, GA 30223-2018
(770) 229-6415

From
Ben Lindvall
(800) 833-3005 x102
blindvall@phsmobile.com

Salesperson	P.O. Number	Payment Terms	Due Date
Ben Lindvall		Net 30	Nov 2, 2022

Program Specifications	Quantity
Approximate Number of Employees	64
Number of Technicians Required	3
Number of Nurse Practitioners Required	1
Number of Exercise Physiologist(s)	1
Number Of Exercise Specialist(s)	1
Days Required on Site	3
Exams Scheduled/Day	24
Flow Rate: (per hour)	3

Daily Equipment, Labor & Administration Charges	Quantity	Unit Price	Ext Price
Program Setup/Travel Charge	1	$600.00	$600.00
Daily Equipment Charges	3	$3,400.00	$10,200.00
Daily Labor Charges - 3 Technicians	3	$1,500.00	$4,500.00
Daily Labor Charge - Nurse Practitioner	3	$1,400.00	$4,200.00
Daily Labor Charge - Exercise Physiologist	3	$1,400.00	$4,200.00
Daily Labor Charge - Exercise Specialist	3	$900.00	$2,700.00
Daily Equipment Usage - PHS On-Board Generator (If Required)	TBD	$175.00	
Overtime Rate Technicians	TBD	$375.00	
Overtime Rate Exercise Staff	TBD	$300.00	
Overtime Rate Nurse Practitioner	TBD	$185.00	

Exam Element Descriptions & Charges	Quantity	Unit Price	Ext Price
Work & Medical History (Comprehensive)	64	$2.00	$128.00
Pulmonary Function Profile	64	$6.00	$384.00
Audiometric Examination	64	$2.00	$128.00
Visual Acuity with Peripheral	64	$2.00	$128.00
Cardiogram, resting	64	$8.00	$512.00
Blood Pressure/Height/Weight/BMI	64		
LabCorp Profile #240927 Chem 23/CO2/CBC/UA	64	$18.00	$1,152.00
LabCorp Profile #024059 Thyroid Panel: T3 Uptake/T4 Total/TSH	64	$16.00	$1,024.00
LabCorp Profile #001453 Hemoglobin A1c Blood	TBD	$12.00	

Exam Elements (cont)	Quantity	Unit Price	Ext Price
Physical Examination	64	$10.00	$640.00
Fire Fighter Clearance #4714E - Respirator/PPE	64		
Fire Fighter Clearance #4714F- Fitness For Duty	64		
Fitness Evaluation	64	$10.00	$640.00
Sub-maximal Treadmill Test with 12 lead EKG	64		
Physical Fitness Evaluation	64		
Muscular Strength	64		
Muscular Endurance	64		
Flexibility Evaluation	64		
Individual Reports, Counseling, & Personalized Exercise Prescription	64		
Body Composition	64		

Additional and Optional Exam Element Descriptions & Charges	Quantity	Unit Price	Ext Price
PA Chest X-Ray	TBD	$20.00	
X-Ray Comparative Reading (Abnormal X-Rays)	TBD	$15.00	
LabCorp Profile #010322 PSA (Males 40 yrs +)	TBD	$15.00	
LabCorp Profile #002303 CA-125 (Ovarian Cancer Screen)	TBD	$15.00	
Health Risk Appraisal Questionnaire with comparison reporting	TBD	$14.00	
LabCorp Profile #001453 Hemoglobin A1c Blood	TBD	$55.00	
LabCorp Profile #120766 C Reactive Protein	TBD	$13.00	
LabCorp Profile # 004226 Testosterone, Total Serum	TBD	$40.00	
One Test Cancer Screen	TBD	$130.00	

TOTAL	**$31,136.00**
Avg Cost per Exam	**$486.50**

Notes

Reports Included No Additional Charge
For Individual Employees c/o Site Contact:
Individual Employee Reports with cover letter in confidential envelope
with Comparative Personal Wellness Profile Report and Wellness Guide

For Fire Chief or Site Contact:
Modified Master Summary, to include:
- Audiometric Summary Report
- Participation Summary Report, without clinical data, Pass/Fail for clearances

One set of Medical Clearance Statements

Invoicing to Contact at Test Site

Data Management Fees
Data Management of Patient Information Includes:
- Storage of Medical Information & X-Rays
- Copying and mailing an x-ray on a request basis
- Copying and mailing an employee report on a request basis

To accept this quotation, sign here and return: _____

Thank You For Your Business!

Brian A. Brock

From: Paul Granstrom <paul@archealthandwellness.com>
Sent: Friday, August 26, 2022 4:29 PM
To: Brian A. Brock
Subject: Re: New message from "1582"

EXTERNAL EMAIL - Please use caution and proper judgement.

Chief Brock,

Thanks for the email...unfortunately we are not currently licensed in GA. Appreciate your interest!!

Paul Granstrom
President
ARC Health & Wellness / 1582
(775) 846-3413

> On Aug 26, 2022, at 12:05 PM, 1582 <email@1582exam.com> wrote:
>
> Fire Department: Griffin Fire-Rescue
> Position: Operations Chief
> First Name: Brian
> Last Name: Brock
> Email: bbrock@cityofgriffin.com
> Message: We would like a quote for the NFPA 1582 Medical Physicals for 64 Firefighters. We are located in Griffin, Ga. Thanks.
>
> ---
>
> Date: August 26, 2022
> Time: 7:04 pm
> Page URL: https://www.1582exam.com/contact/ User Agent: Mozilla/5.0
> (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)
> Chrome/104.0.0.0 Safari/537.36 Remote IP: 208.97.5.2 Powered by:
> Elementor

Quote

On-Site Medical & Safety Services for Fire Departments

1634 White Circle, Suite 101
Marietta, GA 30066
Phone/Fax (888) 837- 4819
Tax ID # 26-2516238

Date: August 16, 2022

Bill To:
Griffin Fire-Rescue
314 North Hill Street
Griffin, Ga. 30223
Attn: Accounts Payable

DATE:

DESCRIPTION	QTY	AMOUNT	TOTAL
Standard NFPA 1582 Physical	65	310.00	$ 20,150.00
PSA Screening	21	25.00	$ 525.00
CA-125 (Ovarian Cancer Screening)	1	30.00	$ 30.00
LabCorp Drawing fee (For those that miss Phase 1)		20.00	
**Invoices not paid by the due date will accrue a 1.5% late fee*			
		TOTAL	$ 20,705.00

Make all checks payable to SiteMed North America LLC. Please remit payment to: SiteMed, 1634 White Circle, Suite 101, Marietta, GA 30066

If you have any questions concerning this invoice please contact our office at (877) 613-1990

THANK YOU FOR YOUR BUSINESS!

City of Griffin
Attn: Chief, Griffin Fire-Rescue
314 North Hill Street
Griffin, Ga. 30223

August 31, 2022
Proposal Pricing is guaranteed for 120 days

Please find the attached proposal for your Firefighter NFPA 1582 Health and Wellness program. We have listed several key factors that differentiate us from other companies.

Detailed Executive Summary

SiteMed is a physician-owned health care company specializing in on-site NFPA 1582 firefighter medical exams. Our comprehensive approach combines proven lifesaving screenings with one-on-one personalized medical counseling.

Our medical providers have performed over 70,000 NFPA 1582 firefighter, HAZMAT, Police, EMS and fire brigade exams, and have over 50 years combined experience with NFPA 1582 and OSHA standards. SiteMed is an Equal Opportunity Employer and an E-Verify participant employer since October 15, 2010. Our E-Verify company ID # 364885.

SiteMed uses state of the art equipment and trained experienced staff. Testing is done under NFPA, OSHA, NIOSH and CAOHC procedures. We value your firefighter's privacy and maintain medical confidentiality throughout the entire testing process.

The SiteMed Difference

We are a physician owned company.
Our physicians specialize in NFPA 1582 medical exams. They lecture and write articles on firefighter health and wellness on the local, state and national level. They have performed over 70,000 NFPA 1582 Firefighter, Fire Brigade, EMS and HAZMAT exams. They understand the inherent medical risks firefighters face and know that a comprehensive NFPA 1582 firefighter evaluation program is the key to keeping firefighters healthy and reducing your department's health care costs. What does this mean for you? Consistency, Reliability, & Dependability.

Other companies owned by non-physicians will often hire temporary outside doctors who may not have experience with firefighter physicals. We specialize in Occupational Medicine and firefighter exams; this is what we do all day every day. Let us put our experience to work for you.

Our Physicians and Staff are Licensed in all 50 states.
From Alaska to Florida and coast to coast we have you covered. You will never have to worry if your provider is in compliance with Medical Practice Laws.

We insist on the highest medical standards.
This means that all lab and imaging studies are ordered by a State licensed physician. All imaging studies are interpreted by a State licensed board-certified radiologist and a written report of all studies are given to all members.

Our examination meets and can exceed the NFPA 1582 standard
The SiteMed NFPA 1582 medical exam program meets and with optional specialized testing, can exceed all aspects of the NFPA 1582 standard. We work with hundreds of departments, and our program has been effective for large 1000+ member departments as well as small volunteer departments.

We come on-site to you.
We realize yearly exams can be a daunting process. By coming on-site, we are able to perform up to 50 exams per day and can complete a department in just days instead of weeks or months. We perform 4-8 exams per hour, which greatly helps minimize time away from work. Typically, all we need is a conference room and office to perform all of our testing. There is no need to sit and wait at an urgent care, local clinic or hospital, which puts firefighters and trucks out of service for hours at a time. This saves your department time, money and minimizes hassles related to annual physical exams. Firefighters are able to remain in service and respond to emergencies if needed.

We focus on prevention.
The purpose of an effective wellness program is to enhance the health of your firefighters. It is not a punitive process. Anyone can issue a clearance letter, but our focus is on preventing disease and improving firefighter health and safety. This starts with a complete NFPA 1582 physical exam and our one-on-one counseling.

We manage medical problems.
If medical issues are discovered, we coordinate with the firefighter and their personal physician to make sure your employee is safe to perform ***the 14 Essential Job Tasks***. We can usually keep your firefighters working during this process until the issue is resolved. We are available 365 days a year to help you manage and mitigate medical issues.

We care about your health.
As a physician owned company, we will customize your NFPA 1582 program to reflect your specific needs. This means that we can include extras not offered by other companies such as cardiac CT scanning, ultrasound imaging, advanced genetic testing for heart disease and advanced cancer screenings.

We use a unique two-phase process.
Blood and urine specimens are collected on site if applicable 2-4 weeks prior to Phase 2 testing. This process enables providers to examine and consult with your firefighters with the information in front of them (labs, X-Rays, ultrasounds and medical history) just like when they see their primary care physician. This means that during their individual one-on-one counseling session; we can make health recommendations individualized to each person at the time of the consultation.

Year-round access.
What happens after the testing when you have a medical question? With SiteMed, you have year-round access to our Fire Department Doctors for medical consultations. There is no extra charge for this service; it is part of our commitment to your department.

These are just a few of the benefits we can offer your department. Once you have had a chance to review our proposal, please feel free to contact me with any questions you may have. Thanks for giving us the opportunity to bid on this proposal. We look forward to working with you soon.

REFERENCES:

The following is a list of some of our most recent public safety jobs. I encourage you to contact our clients listed to discuss the key differences in our services vs. our competitors.

- **Marietta Fire Department (GA)** – Commander Robert Moss – 770-794-5460
  rmoss@mariettaga.gov

- **Cobb County Fire & Emergency Services** – Chief Carl Crumbley – 770-528-8304
  carl.crumbley@cobbcounty.org

- **City of Smyrna (GA)**– Chief Roy Acree – 770-434-6667
  racree@smyrnaga.gov

- **Henry County Fire Department (GA)** – Chief Stacey Ponder – 770-288-6652
  sponder@co.henry.ga.us

- **Sandy Springs Fire Rescue (GA)** – Chief Donny Willbanks – 770-206-2082
  dwillbanks@sandyspringsga.gov

- **City of South Fulton Fire/Rescue Department (GA)** – Chief Sterling Jones 470-809-7523
  sterling.jones@cityofsouthfultonga.gov

- **Cartersville Fire Department (GA)** – Chief Scott Carter – 770-387-5635
  scarter@cityofcartersville.org

- **Cherokee Fire and Emergency Services (GA) –** Chief Eddie Robinson – 770-889-4451
  erobinson@cherokeega.com

- **Paulding County Fire/Rescue (GA) –** Chief Joey Pelfrey – 404-867-2881
  jpelfrey@paulding.gov

- **Hinesville Fire Department (GA)** – Captain Andy Fowler – 912-432-1463
  afowler@cityofhinesville.org

Firefighter Program meets OSHA 29 CFR 1910.95, 1910.134, 1910.120, 1910.1030, NFPA1582

Included in our Standard Physical

Medical Component per NFPA 1582 Chapters 6&7

- **Comprehensive Medical History**
  All necessary forms will be Provided
- **Medical Examination- Comprehensive physical exam**
  includes- Head, Eyes, Ears, Nose, Throat, Neck, Heart, Lungs, Gastrointestinal, Genitourinary, Lymph nodes, Musculoskeletal, skin, neurological and hernia check
  Screening for Skin, Thyroid and Testicular Cancer
- **Vitals-**
  Height, Weight and Blood Pressure
- **Body Composition**
  Bio Impedance Analysis (BIA)
- **Vision-**
  Snellen(distance) screening
- **Lab Analysis-**
  Chemistry Screen, CBC, Lipid panel, TSH, and Urinalysis
  - Bloodwork will be drawn in the morning approximately 2-4 weeks prior to testing
- **Hearing Test-**
  Audiogram using our Benson audiometers or whisper test
- **Pulmonary Function Testing**
- **EKG- 12-lead resting electrocardiogram**

Fitness Component per NFPA 1582 Chapter 8

- **WFI Submaximal Graded Treadmill Evaluation**
  To evaluate aerobic capacity (per NFPA 1582 C.2.1.3)
- **Hand grip strength evaluation (NFPA 1582C.2.1.5)**
- **Vertical Jump Assessment (NFPA 1582 C.2.1.8) or Leg Strength Evaluation (C.2.1.6)**
- **Arm Strength Evaluation (NFPA 1582 C.2.1.7**
- **Push-up muscle endurance evaluation (NFPA 1582 C.2.1.9)**
- **Prone static plank core stabilization assessment (NFPA 1582 C.2.1.11)**
- **Sit and Reach Flexibility evaluation (NFPA 1582 C.2.1.12)**

SiteMed Value-Additional Standard Components

- **One-on-One consultation with a licensed medical provider**
  Medical provider may be a Physician, Physician's Assistant or Nurse Practitioner
- **Confidential copy of results and interpretations provided to each firefighter**
- **A Physician will evaluate all charts and issue clearance letters**
  Clearance letters will be provided within 7 Business days of the physical examination if there are no medical issues requiring follow up
- **Department Summary report including relevant averages, ranges, and annual comparison statistics**

Standard Labs and Screening included in physicals

Chemistry Screening
Screens for Liver Cancer, Biliary Cancer, Diabetes, Gout, Kidney function, Anemia and Liver Disorders

Glucose
Sodium
Potassium
Chloride
Blood Urea Nitrogen
eGFR
BUN/Creatinine ratio
Uric Acid
Inorganic Phosphorus
Calcium
Iron
Total Protein
Albumin
Globulin
Albumin/Globulin Ratio
Total Bilirubin
Alkaline Phosphatase
Gamma-GT
AST (SGOT)
ALT (SGPT)
LDH

Lipids
Screening for Cardiovascular Risk

Triglycerides
Cholesterol, Total
HDL-High Density Lipoprotein Cholesterol
LDL-Low Density Lipoprotein Cholesterol
VLDL- Very Low-Density Lipoprotein Cholesterol
Cholesterol/ HDL-Cholesterol
Estimated Coronary Heart Disease Risk

Thyroid Stimulating Hormone
Screens for Thyroid Disease

American Heart Association /American College of Cardiology Atherosclerotic Cardiovascular Disease Risk
Calculation of an individual's risk of developing a cardiovascular problem such as a heart attack or stroke within the next 10 years. Calculated for those individuals over the age of 40.

Complete Blood Count (CBC)
Screens for Lymphoma & Leukemia, Anemia and other Blood Disorders

White Blood Cell Count (WBC)
Red Blood Cell Count (RBC)
Hemoglobin
Hematocrit
Platelets
RDW
Mean Corpuscular Volume (MCV)
Mean Corpuscular Hemoglobin (MCH)
Mean Corpuscular Hemoglobin Concentration (MCHC)

Urinalysis
Screens for Bladder and Kidney Cancers

Color
Ketones
Appearance
Occult Blood
Specific Gravity
Glucose
Leukocyte esterase
pH
Nitrate
Protein
Bilirubin
Urobilinogen
Microscopic examination of urine sediment

1634 White Circle – Suite 101
Marietta, GA 30066
SiteMedFire.com

112 Donmoor Court
Garner, NC 27529
Phone/Fax 888-837-4819

Agreement

Phase 1 (labs and imaging)	2 Days	Up to 5 Hrs per day	Maximum # of 40 People per day
Phase 2 (Medical and Fitness)	3 Days	Up to 6 Hrs per day	Maximum # of 24 People per day

***Scheduled days to be consecutive unless otherwise noted**
***Minimum program Charge includes up to 65 total exams. Additional exams will be billed at $310.00**
***Maximum of 28 exams per 8 hour day unless otherwise noted.**
***Two day jobs are to be scheduled as afternoon/evening on day 1 and morning on day 2 unless otherwise noted.**
***Ultrasound imaging will be completed on scheduled days only; makeup ultrasounds are not available.**

NOTES:_____

Invoicing Terms and Conditions

I acknowledge that the services marked will be provided for (2022-2022) physicals. If changes are made after this agreement is signed an addendum sheet will be provided and signed by both parties. Additional Services Prices are guaranteed for the first year of this agreement and may increase in subsequent years.

_____ (Initial)

SiteMed will invoice for 50% of the total minimum program charge plus additional services if applicable following Phase 1. The Remaining 50% and any other additional services not previously invoiced will be invoiced following phase 2. Invoices are "Due Upon Receipt". Invoices not paid within 30 days will incur a 1.5% late fee charge.

_____ (Initial)

Any Cancellations made less than 30 days prior to scheduled dates will incur charges of 50% of the Minimum charge for time scheduled if not rescheduled for a later date. Cancellations made more than 30 days prior to scheduled dates will incur charges of 25% of the minimum charge if not rescheduled for a later date. Rescheduling services will not incur a cancellation fee.

_____ (Initial)

If applicable Make Up Exams must be completed within 45 Days following the completion of Phase 2. Exceeding 45 days will incur multiple invoices.

_____ (Initial)

This agreement made and entered on this Date of_____ of _____ 2022 between SiteMed and Griffin Fire-Rescue. This agreement shall exist for an initial period of one (1) year with annual scheduling on the below listed date for the above listed services and will automatically renew for successive scheduling annually thereafter, unless otherwise notified by either party 60 days prior to scheduled testing.

We, the undersigned, duly authorized representatives of the above parties do hereby agree to the statement and conditions outlined above.

		Andrew J. Whalen, III
City of Griffin – Mayor	**City of Griffin - Secretary**	**City of Griffin - City Attorney**
Douglas S. Hollberg (Initialled)	**Jessica W. O'Connor**	**Andrew J. Whalen (Approved as to Form)**

SiteMed – Representative _____ 9/21/2022 **Date**

Services Proposal Pricing is guaranteed for 120 days	Quantity	Price	Year 1 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)
Standard NFPA 1582 Physical ☐ Without Fitness Component	Base Program Minimum (65)	$310.00	X				
Additional NFPA 1582 Physicals		$310.00					
Additional Services							
Lab Corp Collection Fee		$20					
Front Line Behavioral Health Assessment		$50					
DOT Medical Cards		$30					
Titmus Vision Screening		$35					
Cardiopulmonary Exercise Testing (Offered in Marietta office location only)		$300					
Imaging Services							
Chest -X-rays		$110					
CT Coronary Calcium Scoring *Not available at all locations * Pricing may vary		$160-and up					
Thyroid Ultrasound		$90					
Abdominal Ultrasound		$90					
Pelvic / Testicular Ultrasound		$90					
Abdominal Aortic Aneurysm Ultrasound		$90					
Carotid Ultrasound		$110					
Echocardiogram		$110					
Screening Services							
Tuberculosis Skin Test Read by FD Personnel		$25					
Tuberculosis Skin Test Read by SiteMed Personnel		TBD					
QuantiFeron TB Gold Blood Test		$95					
Hepatitis B Antibody Screening		$27					
Hepatitis C Screening		$27					
Varicella Antibody Screening		$55					
Measles, Mumps, Rubella Antibody Screening		$75					
Blood Testing Services							
Blood Typing (ABO Grouping & Rho)		$22					
HIV Screening		$32					
CRP (C-reactive Protein)		$21					
Cholinesterase, RBC (For Hazmat)		$42					
Heavy Metals Panel (For Hazmat)		$150					
NMR Particle Test for Cholesterol		$45					
Fecal Occult Blood Screening		$18					
PSA Screening	21	$25	X				
Ovarian Cancer Screening (CAa-125)	1	$30	X				
Vaccination Services							
Hepatitis A Vaccine (2-Dose Series)		$95 Per Dose					
Hepatitis B Vaccine (3- Dose Series)		$85 Per Dose					
Tetanus/ Diphtheria/Pertussis		$65					
Measles, Mumps, Rubella Vaccine		$110					
Varicella Vaccine		$160					
Totals			$20,705.00				

ON-SITE FIREFIGHTER PHYSICALS

Billing Information

Invoices will be addressed to: ___City of Griffin Fire Rescue_____

EMAIL: __jhamilton@cityofgriffin.com__

PHONE NUMBER: __770-229-6415_

PAYMENT/INVOICE PORTAL_____

Special billing instructions: _____

Agreement Addendum Notes:

Date: _____

_____

_____

_____

SiteMed Initial **FD Personnel Initial**

Date: _____

_____

_____

_____

SiteMed Initial **FD Personnel Initial**

Date: _____

_____

_____

_____

SiteMed Initial **FD Personnel Initial**

Notes:

_____

_____

_____

_____

_____

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the purchase of one Ford Ranger pickup truck for telecommunications and fiber maintenance in the amount of $26,299.00 from Speedway Ford, state contract. *Chief Technology Officer, Gibb Cotton, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The purchase of one Ford Ranger Super Cab pickup truck will be procured using state contract # 99999-SPD-40199373-004 from Speedway Ford. The truck will be used as a shared vehicle for staff to maintain and install fibe drops to businesses that are connected to Griffin's Fiber Optic network.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The FY2023 budget has Capital items funding within the Telecommunications budget 570-4750-54-2200, which includes $35,000 for a truck purchase, which is being purchased for $26,299.00.

Submitted By:
Chris Sprayberry

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
FY23 Vehicle Fleet PO.pdf
FY23 Fleet Request Form.pdf
Speedway Ford Quote.pdf

City of Griffin, Georgia
P O Box T
Griffin, Georgia 30224
(770) 229-6400

DATE: 8/26/22

Purchase Order No. _____

Contract # and Expiration: 99999-SPD-40199373-004

Contract With: State

Vendor No. _____

FY23 VEHICLE FLEET PO

Vendor Name & Address
Speedway Ford
Attn: Richard Distel
1710 North Expressway
Griffin, Ga 30223
rdistel@speedwayford.coom
Ph: 770-229-1600 Fax:

Per Georgia State Code 48.8, the City of Griffin is tax exempt from sales and use tax.

Deliver to:
City of Griffin
Dept: Motorpool
245 Emlet Drive
Griffin, GA 30224
…… Chris Sprayberry/ *Kelvin Hopper*
Phone: 678-692-0520 Fax: _____

Freight is F.O.B. Destination

Freight is FOB Destination Deliveries are to be sent to Motorpool between the hours of 8:00 a.m. and 4 p.m.

Invoices are to be sent to requesting dept. for approval. Payment inquiries should be directed to Accounts Payable (accounting.vital@cityofgriffin.com)

- - ANY CHANGE ORDERS TO ANY PO OR WORK ORDERS MUST BE AUTHORIZED IN WRITING AND APPROVED. ALL INVOICES SUBMITTED FOR PAYMENT MUST REFERENCE A VALID PURCHASE ORDER NUMBER. - -

- VENDORS MUST HAVE A CURRENT E-VERIFY AFFADAVIT ON FILE PRIOR TO PO PROCESSING - On File? Y/N Y

Vehicles/equip per attached specifications	Account Number	Qty	UOM	Unit Price	Extended Totals
2023 Ford Ranger Super Cab	570 - 4750 - 54 - 2200 - 0000	1	ea	26,299.00	26,299.00
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
UNIT NO. of asset being surplused:	**N/A**	ARF attached?		**TOTAL $**	**26,299.00**
CAPITAL PROJ#: **CP2023-4750-6-23**	570 - 4750 - 54 - 9999 - 0000				-26,299.00
	570 - 0000 - 11 - 7500 - 0000				26,299.00
Note: All deliveries are to be made to authorized COG Motorpool				**TOTAL $	**26,299.00**

COG USE ONLY

Payment method: CASH ____ LEASE ____ GRANT ____ LEINHOLDER: _____

VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**
VIN: **EQUIP ID:** **TAG:** **IN SERV (M/Y):**

	Dept request
	Agenda item copy
	Fleet authorization
	Leinholder info
	Order (cc PF,SW,rqstr)
	Invoicing/Delivery
	Payment/MSO
	Tag/Origs to Finance
	Risk Mgmt
	Fixed Assets

APPROVALS

Telecomm/Chris Sprayberry/ 8-26-22
Dept / Requestor / Date **Purchasing / Date**

8-26-22
Department Mgr / Date **Finance Director / Date**

City Manager / Date **BOARD / Date**

CENTRAL SERVICES
FLEET/EQUIPMENT REQUEST FORM
FOR FY23

Department Telecommunications Div: _____ When needed: FY23

Capital Project # CP2023-4750-6-23 Within budget **Y / N:** Y (Apprvd) Amt Budgeted: $35,000.00

Desc of vehicle/equipment: 2023 *YEAR* Ford *MAKE* Ranger Super Cab *MODEL*

Additional Body or Apparatus: Locking bed cover.

Replacement/Addition*: _____ *REPLACEMENT* This will be a new addition *ADDITION*

Unit Number to be Replaced: _____ Retirement Form included w/submission?* **Y / N:** _____

Additional Comments: _____

Non-Standard Options Approvals: _____ *CITY MANAGER* _____ *DATE*

Vehicle/Equipment assignment: Unit #: _____ To: _____

Approval of Requesting Department: Chris Sprayberry Date: 8/26/22

Approval of Fleet Department: Mahji Ella Date: 9/8/22

Completed copies will be sent as follows: with order

- Requesting department
- Fleet Director
- Vehicle/Equip file (Motorpool)
- Procurement
- Budget
- Fixed Assets

at delivery (invoice) to:

- Procurement
- Motorpool Admin
- Risk Mgmt
- Fixed Assets

* *FLEET makes the final determination on whether a vehicle is retired or transferred. If you feel the vehicle being replaced should be TRANSFERRED (i.e. within your department) rather than Retired, contact Procurement for the TRANSFER Request form.*

State Contract Number SWC 99999-SPD-40199373-004
State Contract Number SWC 99999-SPD-40199373-004
State Contract Number SWC 99999-SPD-40199373-004
State Contract Number SWC 99999-SPD-40199373-004

Speedway Ford | COMMERCIAL VEHICLE CENTER

Date: 8/25/2022 Purchaser: CITY OF GRIFFIN Phone: 0

Address: 100 S HILL STREET GRIFFIN GA 30223 SPALDING

I agree to buy: 1 NEW 2023 FORD RANGER SUPER

Body Type: Color: Interior:

Drivers Lic. # State Contract Number SWC 99999-SPD-40199373-004

Stock# R1E Serial # 0 Miles: 0

Trade #1 Make\Model			Price Before Add Ons:	$26,189.00	
Year:	Body Type:		Add On Equipment	$0.00	
Mileage:	Over:		Total Sales Price:	$26,189.00	
Serial #					
Trade #2 Make\Model			Trade Pay Off Information:		
Year:	Body Type:		Amount:		
Mileage:	Over:		Owed To:		
Serial #			Good Until:		
			Spoke To:		
Sales Price		$26,989.00	Address:		
Trade In	0 0	$0.00	City:		
Rebates/Incentives		$800.00	State:	Zip:	
Net Difference		$26,189.00	Phone:		
Administrative Fee		$0.00	Account #:		
TAVT Tax	0.00	$0.00			
GWRA		$3.00			
Title & Tag Fees		$107.00	Insurance Information:		
Pay Off		$0.00	Provider:		
Sub Total		$26,299.00	Agency:		
Extended Service Plan		$0.00	Address:		
Cash Down		$0.00	City:	State:	
Unpaid Balance		$26,299.00	Zip:		
			Policy#		
State Contract Number SWC 99999-SPD-40199373-004			Phone:		

State Contract Number SWC 99999-SPD-40199373-004

ESP Type:		Lien Holder Information:	
Years:		Institution:	
Mileage:		Address:	
Deductible:		City	
		State:	Zip:

State Contract Number SWC 99999-SPD-40199373-004

Buyer's Signature:

State Contract Number SWC 99999-SPD-40199373-004

Commercial Account Manager: KW

State Contract Number SWC 99999-SPD-40199373-004

Approved by:

State Contract Number SWC 99999-SPD-40199373-004

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request for a special use permit for a Place of Assembly in Central Business District (CBD) for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for a Place of Assembly at 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the city and other related ministries. This parcel is in the Central Business District (CBD) zoning district.

STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (22-SUP-02) submitted by Journey Church of Griffin, Inc. to allow for a Special Use Permit for a Place of Assembly located at 210 East Solomon Stree with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

At its hearing on September 19, 2022, the Planning & Zoning Board voted 3-0 to approve with staff conditions.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 210 E. Solomon St.pdf
210 E Solomon Street SU Staff Report.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR SPECIAL USE

Date Received: 8-10-22 Application Number: 22-SUP-02

Applicant: Journey Church of Griffin, Inc. Telephone Number: 770-468-0465

E-mail Address: michael@journeynow.org

Address: Mailing: PO Box 1333, Griffin, GA 30223; Physical: 210 E. Solomon St, Griffin, GA 30223

Project Name/Description: Journey Church of Griffin, Inc.

Address/Location: 210 E. Solomon St., Griffin, GA 30223

Tax Map 017 Block 45 Lot Number 002 B

Zoning CBD Parcel(s) Size: 0.44 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Leasee

Application fee amount: 300.00

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check _____ Other

I attest that this Special Use Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Michael Moody Date: 8-5-22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
SPECIAL USE QUESTIONNAIRE

Date Submitted: 8-10-22 Application Number: 22-SUP-02

Applicant Name: Journey Church of Griffin, Inc (Michael Moody)

Address of Property: 210 E. Solomon St. Griffin, GA 30223

Tax Map, Block and Lot Number: _____

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Special Use Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Special Use:

1. What is the Special Use being requested and why is it necessary to the development of the identified property?
2. Explain the proposed ingress and egress to the property and buildings with reference to vehicular and pedestrian safety, traffic flow and emergency vehicle access; what parking is available and how will it affect adjoining streets?
3. What are the proposed days and hours of operation of the proposed use and will any outdoor lighting be utilized?
4. For uses involving public access assemblies, such as churches, auditoriums, theatres, meeting halls, restaurants and similar places, explain how the proposed use will meet the required fire, life safety and health code.
5. Detail utilities to the property and provide the names of the providers noting their location and availability (water, sanitary sewer, electric, gas, refuse, etc.)
6. What screening buffers are being proposed with reference to location, type, dimension, and character?
7. Are there any signs proposed? Please provide their location, lighting method, material type, size and compatibility with the surrounding properties.
8. Explain how the proposed use is compatible with the existing uses in the surrounding neighborhood.
9. Will the proposed use constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of people attending or using the facility, noise, fumes generated, or type of physical activity?

Journey Church of Griffin, Inc
210 E. Solomon St., Griffin

Application for Special Use

1. We are requesting a Place of Assembly zoning overlay for 210 E. Solomon Street, Griffin, GA 30223. Journey Church of Griffin, Inc. is a 16 year old church that has recently vacated 315 W. Solomon St. and is looking to make this property our building where we gather on Sundays for church services and is used throughout the week in various ways for the city and related ministries. Because the property is zoned CBD we need to have this zoning for our church to gather.
2. The building of 210 E. Solomon St. has a double door entrance/exit on the North side of the building which leads to E. Solomon St. The South side of the building has a single door entrance/exit leading to the building's 22-space parking lot which is adjacent to Bank St. Public parking in the immediate vicinity of the building include:
    - 19 parking spaces on East Solomon
    - 20 parking spaces on West Solomon
    - 15 parking spaces on 6th street, 5 parking spaces on Bank Street
    - Additionally there is the City of Griffin parking deck in close proximity to 210 E. Solomon St.
3. The main usage of this building will be for church and community gatherings. Proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am. Our building will have a set of restrooms that will have easy access from Solomon Street that can be used for downtown events. The property has large spaces available for rental for various activities including meetings, special events, and gatherings. Our space will be available for use and rent as needed. No additional outdoor lighting will be utilized then what is already present.
4. 210 E. Solomon St. is scheduled to undergo a pressure test for the sprinkler system. The owner of the building, Jim Brown, is working with the Griffin Fire Marshal, Mike Thompson, to ensure the building is up to code. The property has a video security system connected to authorities. The property has a minimal kitchen for staff usage and will not be serving food commercially. As a church we will comply with all codes and expectations set by the city of Griffin. All other requirements of the city will be met upon our being made aware.
5. Utilities for the property provided by City of Griffin.
6. No structural (indoor/outdoor) changes are needed to the property to prepare for our church to gather.
7. Our signage includes:
    1. Building Sign - A painted sign on the north side of building similar to the size and style of what is currently present.
    2. Feather Banner - A swinging sign similar to the size and style of the church sign that currently hangs on 210 E. Solomon building.
8. Journey Church of Griffin, Inc. proposed use of 210 E. Solomon is compatible with the existing uses in the surrounding neighborhood in that we aspire to enhance the appeal of downtown Griffin and to be a positive addition to our community.

9. The proposed use of 210 W. Solomon St. will not constitute a nuisance or hazard to the surrounding community. We believe that a places of assembly zoning to this property and our presence in downtown will be a positive impact in multiple ways:
    - Our worship services will bring people into downtown and they will be able to see what Griffin has to offer. Our members attend from Pike, Spalding, Henry, and Fayette counties.
    - Our vision has always been to use our property to benefit the community. In the past we have used our space to host art shows featuring local artists, school socials from teacher appreciation luncheons to dances, and ESOL classes. We plan to continue to make our space available for these types of events which benefit our community.
    - We desire to be a visible and positive presence in the community and participation in the many events that happen downtown help us to accomplish this.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that:

Leasee: Journey Church of Griffin, Inc (Michael Moody); Property Owner: Jim Brown

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

____	Rezoning	____	Minor Site Plan
X	Special Use Request	____	Preliminary Site Plan
____	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Journey Church of Griffin, Inc Telephone Number: 770-468-0465

Address: 210 E. Solomon St, Griffin GA 30223

James S Brown

Signature of Owner

Date: 8/5/2022

Michael Moody

Signature of Representative

Date: 8-5-22

Erin Kelley

Notary Signature and Seal

Commission expiration date: 1-30-26

ERIN KELLEY SPALDING COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 30, 2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes ___x___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

Michael Moody
Signature of Applicant Date: 8-5-21

Michael Moody
Printed Name

_____
Signature of Applicant's Attorney or Representative Date: _____

_____
Printed Name

210 East Solomon Street
Special Use Permit Request
File No. 22-SUP-02

Applicant: Journey Church of Griffin, Inc.
Owner: EMAA Studios, LLC



Land Use Classification	Commercial
Current Zoning	Central Business District (CBD)
Proposed Use	Commercial – Place of Assembly
Parcel Size	.44/- Acres
Tax Map, Block and Lot No.	017 45002B
Planning and Zoning Board	Fetilda Dukes District 2
City Commission	Cora Flowers District 2
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for a Place of Assembly at 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the city and other related ministries. This parcel is in the Central Business District (CBD) zoning district.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

Article 406	Special Use Permit Provision
Article 408	Public Hearing
Article 713	Central Business District (CBD)
Article 721	Places of Assembly Overlay District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: Section 721 F.3.b within Places of Assembly requires a minimum lot size of 2 acres and no less than 200 feet of street frontage. The subject property is a .44 +/- acre tract of land and has approximately 184'± of road frontage between E. Solomon Street and E. Bank Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a place of assembly is compatible with the adjacent properties and land uses within the area. The area is predominately commercial uses and the subject property is located on a collector street.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use will not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

   FINDINGS: There is parking for a place of assembly at this location. The north side of the building has a double door entrance/exit and there is a single door to

enter and exit from the south side of the building. There are on street public parking spaces located near both doors. There are approximately 22 off street parking spaces located on the E Bank side of the property. The property currently has one point of ingress/egress off of E Bank Street for off street parking. The applicant also stated that the parking deck will be utilized if more parking spaces are needed.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: The request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code.

Planning Staff's Comments:

The applicant, Journey Church of Griffin, Inc, is seeking approval of a Special Use Permit for 210 East Solomon Street. Journey Church is a 16-year-old church that recently moved from 315 W Solomon St. A Special Use Permit would allow the church the ability to gather on Sundays for church services. The building will also be used throughout the week in various ways for the city and other related ministries. The subject property is a .44 +/- acre tract of land and has approximately 184'± of road frontage between E. Solomon Street and E. Bank Street. Although the parcel does not meet either requirement (2 acres and 200 feet of street frontage), granting the Special Use Permit request will not adversely affect the existing properties or uses.

Planning Staff's Recommendation:

Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (22-SUP-02) submitted by Journey Church of Griffin, Inc. to allow for a Special Use Permit for a Place of Assembly located at 210 East Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider variance requests to reduce the two (2) acre minimum lot size and 200' street frontage requirements for a Place of Assembly for property located at 210 E. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Journey Church of Griffin, Inc, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.

STAFF RECOMMENDATION:

Planning & Development staff recommends APPROVAL of the variance request (22–VAR-05) at 210 East Solomon Street submitted by Journey Church of Griffin, Inc to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 210 E. Solomon St.pdf
210 E Solomon St. VAR Staff Report.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR VARIANCE

Date Received: 8-10-22 Application Number: 22-VAR-05

Applicant: Journey Church of Griffin, Inc Telephone Number: 770-468-0465

Email Address: Michael@journeynow.org, whittney@journeynow.org

Address: Mailing: PO Box 1333, Griffin, GA 30223; Physical: 210 E. Solomon St. Griffin, GA 30223

Project Name/Description: Journey Church of Griffin, Inc

Address/Location: 210 E. Solomon St. Griffin, GA 30223

Tax Map 017 Block 45 Lot Number 002B

Zoning CBD Parcel(s) Size: 0.44 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Leasee

Application fee amount: 250.00

Paid by: _____Check (check #_____) _____Cash

_____Cashier's Check ___X___Other

I attest that this Variance Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best ofmy knowledge.

Michael Nyoff Date: 8-5-22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
VARIANCE QUESTIONNAIRE

Date Submitted: 8-10-22 Application Number: 22-VAR-05

Applicant Name: Journey Church of Griffin, Inc (Michael Moody)

Address of Property: 210 E. Solomon St., Griffin, GA 30223

Tax Map, Block and Lot Number: _____

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Variance Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Variance:

1. For what reason is (are) the Variance(s) being requested, and why is it necessary for the development of the subject property?
2. What special considerations or circumstances exist that is peculiar to the subject property, and that is not applicable to other property in the same zoning district, thatmakes the need for a Variance unique?
3. Explain why and how the special conditions or circumstances described in Question #2are not self-imposed actions created by the property owner.
4. Explain how the City if Griffin Unified Development Code (UDC) provisions or other regulations would deprive the property owner of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary hardship for the property owner.
5. Is the Variance, if granted, the minimum variance that would allow reasonable use ofthe property? How and why is that the case?
6. Explain how granting the Variance request would be consistent with the general intentand purpose of the City of Griffin UDC.
7. Will the Variance, if granted, be injurious to the surrounding properties or detrimentalto health, safety, or welfare of the general public? If not, please explain.

Journey Church of Griffin, Inc
210 E. Solomon St., Griffin

Application for Variance

1. Variance is requested due to hardship in our building parcel size and road frontage which do not meet the requirements by the city. The size of the property provides ample space for our congregation of church members to meet for worship services. Our church congregation averages 30 cars for our weekly Sunday service. Available parking in close proximity to 210 E. Solomon St include:
   - 19 parking spaces on East Solomon
   - 20 parking spaces on West Solomon
   - 15 parking spaces on 6th street, 5 parking spaces on Bank Street
   - 22 parking spaces that belong to 210 E. Solomon St.
   - Additionally there is the City of Griffin parking deck in close proximity to 210 E. Solomon St.

   Proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am.
2. Due to the location of the property, it is impossible to expand the road frontage or parcel size. (building and city park directly adjacent to our property.
3. The variance requested is not self-imposed by the property owner in regards to road frontage and parcel size as they were established prior to ownership.
4. The current regulations in regards to road frontage and parcel size would cause a hardship to prevent Journey Church of Griffin, Inc to use the property for church services and other related ministries and community outreach. The square footage of the building and availability of parking provide ample space for our church.
5. Yes, as noted in point 1 and 4, the building size and number of both public and 210 E. Solomon's private parking spaces in the areas surrounding our location allow for more than adequate space to meet as well as parking.
6. The granting of the variance would be consistent with the city of Griffin UDC in that it will not threaten the health, safety, or welfare of the residents of Griffin. As noted in point 7, we believe the variance will have a positive impact on the health, safety, and welfare of the residents of Griffin and beyond.
7. The granted variance will not be injurious to the surrounding properties or detrimental to the health, safety, or welfare of the general public. We believe that granting of the variance will have a positive impact as our worship services will bring people into downtown and they will be able to see what Griffin has to offer. Our members attend from Pike, Spalding, Henry, and Fayette counties. Our vision has always been to use our property to benefit the community. In the past we have used our space to host art shows featuring local artists, school socials from teacher appreciation luncheons to dances, and ESOL classes. We plan to continue to make our space available for these types of events which benefit our community. We desire to be a visible and positive presence in the community and participation in the many events that happen downtown help us to accomplish this. Additionally, proposed days and hours of operation for worship services will be Sunday evenings until the neighboring church, Community Church Griffin, relocates to their new location on 424 Taylor Street. Upon Griffin Community Church's exit of 216 E. Solomon St. our services will move to Sundays at 10:30am.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENTCONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other governmentofficial who will consider this application?

_____Yes __X_No

If yes, please complete the following section: Name

and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 ormore)

_____

_____

_____

Michael Moody Date: 8-5-22

Signature of Applicant

Michael Moody Date: 8-5-22

Printed Name

_____

Signature of Applicant's Attorney or Representative

_____

Printed Name

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that:
Leasee: Journey Church of Griffin, Inc (Michael Moody); Property Owner: Jim Brown
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval ofthe following.

____	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
X	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Journey Church of Griffin, Inc. Telephone Number: 770-468-0385
Address: 210 E. Solomon St. Griffin, GA 30223

James L Brown
Signature of Owner

Date: 8/5/2022

Michael Moody
Signature of Representative

Date: 8-5-2022

Erin Kelley
Notary Signature and Seal

Commission expiration date: 1-30-26

ERIN KELLEY NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 30, 2026

Variance
210 East Solomon Street
Project No. 22-VAR-05

Applicant: Journey Church of Griffin, Inc
Owner: EMAA Studios, LLC



Current Land Use Classification	Commercial
Current Zoning	Central Business District, CBD
Proposed Variance	Two-acre and 200 feet of street frontage requirements for a Place of Assembly
Parcel Size	0.44 +/-
Map, Block & Lot Number	017 45002B
City Commission	September 27, 2022
District Commissioner Member	Cora Flowers
Citizen Notification	Legal Notice was run in the August 26, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:
The applicant, Journey Church of Griffin, Inc, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.



Zoning Ordinance Sections applicable to this Application:
The following sections of the Unified Development Code apply to this variance request:

Article 410 Variance
Article 721(F) Place of Assembly

Article 410, Variance Standards for Review:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**
   There are extraordinary and exceptional conditions pertaining to this particular piece of property as it relates to its size and shape. This parcel is 0.44 acres in size and according to Article 721F 3(b), a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. It is not possible for the parcel to increase to the required two (2) acres. Although, this property does touch both E Solomon St and E Bank St, the street frontage only comes to 184 feet and is just shy of the 200 feet requirement.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**
   The application of a Place of Assembly, (POA) physical requirements to this property would create a practical difficulty or unnecessary hardship with regards to the size of the parcel. It is impossible to expand the street frontage or the property size as there is a building on the east side and Park at 6th on the west side of this parcel.

3. **Such conditions are peculiar to the piece of property involved.**
   Such conditions are peculiar to the piece of property involved as the property is large enough to house the church and the parking is adequate for the size and use of the building.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**
   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**
   The literal interpretation of this ordinance could deprive the applicant of any rights that others in the same district are allowed.

Planning & Development Department Review:

Planning Staff has reviewed the applicant's request for a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.44 +/- acre tract of land and the street frontage is 184 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly. If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

Planning Staff Recommendation:

Planning & Development staff recommends **APPROVAL** of the variance request (22–VAR-05) at 210 East Solomon Street submitted by Journey Church of Griffin, Inc to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone property located at 215 North 9th Street consisting of 0.31+/- acres from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, there needs to be a zoning change from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is located at 215 North 9th Street on a 0.31 + acre tract of land and the rezoning would apply to 0.31 acres.

STAFF RECOMMENDATION:

Planning staff recommends CONDITIONAL APPROVAL of the request (22-REZ-03) to rezone 0.31+/- acres tract of land located at 215 North 9th Street from Medium Density Residential to Planned Commercial Development with the following condition:

A. The Future Land Use Map shall be amended from Residential to Commercial.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 215 N 9th St.pdf
21-REZ-03, 215 N 9th St Staff Report.pdf
Rezoning_Ordinance_22-REZ-03__215_N_9th_St_-_PCD.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-19-22 Application Number: 22-REZ-03

Applicant: Rickie Lewis Telephone Number: 678-790-3328

Email Address: rlexplorer@hotmail.com

Address: 2395 Fairway Circle SW Atlanta, Georgia 30331

Project Name/Description: ~~Genesis Environmental Resource Group, llc Disabled Veterans~~ Office

Address/Location: 215 N. 9th Street Griffin,

Tax Map 01221006 Block _____ Lot Number _____

Zoning MDR Parcel(s) Size: 13,545 (acres or square feet)

Applicant is: Property Owner X Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: $350

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check ___X___ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Rickie Lewis Date: 8-19-2022

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 08-19-2022 Application Number: 22-REZ-03

Applicant Name: Rickie Lewis

Address of Property: 215 N. 9th Street Griffin, Georgia 30223

Tax Map, Block and Lot Number: 01221006

Applicable Zoning Ordinance Section: Office Spaces PCD Zoning S/B

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property. See Attachment 1
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? See Attachment 1
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? See Attachment 1
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? See Attachment 1
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? See Attachment 1
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. See Attachment 1
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? See Attachment 1
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property? See Attachment 1

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:

Rickie Lewis

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

X	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
____	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Rickie Lewis Telephone Number: 678-790-3328

Address: 2395 Fairway Circle Atlanta, Ga 30331 and 215 N. 9th Street Griffin, Ga. 30223

Signature of Owner Date: 08-19-2022

N/A

Signature of Representative Date:

Cynthia Strickland

Notary Signature and Seal

Commission expiration date: 11-19-2022

CYNTHIA STRICKLAND
NOTARY PUBLIC
COWETA COUNTY, GEORGIA
My Commission Expires
November 19, 2022

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes ___X___ No

If yes, please complete the following section:

Name and Official Position of Government Official:

N/A

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

~~N/A~~

Rickie Lewis

Signature of Applicant

Date: 08-19-2022

~~Rickie Lewis~~

Printed Name

Signature of Applicant's Attorney or Representative

Date:

Printed Name

215 N. 9th Street. GRIFFIN, GA. ATTACHMENT 1

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.

This property sits on the corner of North 9th St and West Central Ave. To the rear and right of the property is residential housing zoned MDR. Across the street are a couple of businesses; a restaurant and a car wash that are zoned PCD. Taking a look at the area from a larger perspective we see that this property sits north and east of PID, and west of PCD.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently
zoned, although such use may not be its highest and best potential use?

Currently, this property is zoned MDR. This property is a mechanic garage structure and is inappropreiate for residential housing. It is also unsuitable for any permitted or special commercial uses; Bed and Breakfast, Kennel, Neighborhood Club House, Place of assembly/worship, boarding house, and/or nursing home.

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?

Changing the zoning from MDR to PCD is suitable for this property for a couple of reasons. The building is designed for commercial purposes. The space doesn't make sense for anything other than a mechanic garage, car lot, or office space. Across the street are businesses and the zoning is PCD. There is property located close to this location that is zoned PID.

4. What is the relative gain to the public as compared to the hardship imposed upon the individual
property owner by maintaining the current Zoning?

Allowing zoning to change from MDR to PCD status would not only let the property to be used for its intended purpose, but it also means the unused building will now be occupied. This increases safety and even property value.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including the availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?

There should not be an issue with infrastructure. We are not increasing the size of the building or have any plans for adding bathrooms, water lines, or anything along those lines. We understand it will be our responsibility to obtain permits with the city for any remodeling plans.

(Continued)

215 N. 9th Street Griffin, GA.

ATTACHMENT 1

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.

Yes. This building is located directly across the street from PCD zoning and other commercial businesses.

7. Are there any environmental, historic, cultural, or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?

As previously said the structure on the lot is designed for a mechanic garage, car lot, or office space.

8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

Currently the property sits vacant. I have owned the property since May 2021 and am looking forward to establishing a business in Griffin. According to locals, this building has been used for a tire shop, convenient store, and mechanics garage.

215 North 9th Street
REZONING REQUEST
(Project No. 22-REZ-03)

AMENDED 9/20/22

Applicant: Rickie Lewis
Owner: Rickie Lewis



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial District
Future Land Use Designation	Residential
Proposed Use	Commercial
Parcel Size	0.31 +/- acres
Map, Block & Lot Number	Map 012 Block 21 Lot 006
Planning & Zoning Board	September 19,2022
City Commission	September 27, 2022
City Commission Member	District 2 Cora Flowers
Planning Board Member	District 2 Fetilda Dukes
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal/Site Location:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 215 North 9th Street on a 0.31 ± acre tract of land and the rezoning would apply to 0.31 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	No	Future Land Use Map (FLUM) has the subject property planned as Residential.
Citizen Notification & Participation	Yes	Legal Notice ran in the August 26, 2022 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 2, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.

Land Use	Yes	Proposed rezoning is not consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Residential.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	MDR	Residential
South	MDR	Residential
East	PCD	Commercial
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately surrounding to the north, south, and west are all zoned Medium Density Residential (MDR). For several blocks, the parcels to the east are zoned Planned Commercial Development (PCD).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Medium Density Residential, but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD) as it will continue to be used as a commercial property as it has been for several decades.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the east, are zoned Planned Commercial Development (PCD) and many properties are currently used as commercial. The proposed zoning of PCD can be considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.31 acre tract. Rezoning does go against the intent of the Comprehensive Plan which is residential; however, the building is a commercial structure and would need to be demolished in order to put a house on this parcel. The rezoning would allow the commercial use to continue and will remove the legal nonconformity (grandfathering) that has been associated with this property for decades.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is not consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as residential. The use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses to the east. The parcel is adjacent to another property that is currently zoned Planned Commercial Development (PCD). The Comprehensive Plan and the associated FLUM indicate this parcel as residential; however, the building is a commercial structure and would need to be demolished in order to put a house on this parcel. Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of an historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property is currently vacant. The applicant purchased the property last year and has been unable to have a commercial business due to the residential zoning. The commercial businesses that have occupied this parcel before are a tire shop, automotive garage, and a convenience store. This property has had a legal nonconforming (grandfathered) commercial use for several decades.

Staff Comments:

The applicant, Rickie Lewis, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD). Since the current use is commercial and the zoning is Medium Density Residential, (MDR), the property is considered non-conforming. The applicant would like to keep the use commercial for the property. In order to do so, they need to change the zoning from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). Currently, this parcel has a nonconforming use and without a successful rezoning, this address will not be viable. By changing the zoning, this will also change the property from a non-conforming use to a permitted use. The subject property is currently located at 215 North 9th Street on a 0.31 ± acre tract of land and the rezoning would apply to 0.31 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends CONDITIONAL APPROVAL of the request (22-REZ-03) to rezone 0.31+/- acres tract of land located at 215 North 9th Street from Medium Density Residential to Planned Commercial Development with the following condition:

A. The Future Land Use Map shall be amended from Residential to Commercial.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 - 09

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 012 21006) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Rickie Lewis
Owner: Rickie Lewis
Properties: Spalding County Tax Parcel 012 21006, (0.31 +/- acres) located at 215 North 9th Street

Condition:
A. The Future Land Use Map shall be amended from Residential to Commercial.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request for a special use permit for Place of Assembly in Central Business District (CBD) for property located 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses which could benefit from the foot traffic created by the social events at this address. This parcel is in the Central Business District (CBD) zoning district.

STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (22-SUP-03) submitted by Stacy Mathena to allow for a Special Use Permit for a Place of Assembly located at 315 West Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

At its hearing on September 19, 2022, the Planning & Zoning Board voted 3-0 to approve with staff conditions.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 315 W Solomon St.pdf
315 W Solomon Street SU Staff Report.pdf

PAID

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all required attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770) 233 - 4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770) 233 - 2915. Please contact our office if you have any questions about this application or the Special Use Process.

Special Use Application Submission Requirements:

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

➢ Project Name/ Description: Passion Events & Design at DOVEDOWN

Address: 315 West Solomon St. Suite 400

Parcel Number(s): 012 31003 Current Zoning: CBD Parcel(s) Size: 0.78

➢ Applicant Name: Stacy Mathena

Address: 100 Grizzley Ln

City: Griffin State: GA Zip: 30223

Telephone Number(s): 678-416-3275 Email: Passion Events. Design@Gmail.Com

➢ Property Owner Name: Ateer Sheth

Address: 403 West Ponce De Leon Ave. Suite 286

City: Atlanta State: GA Zip: 30030

Telephone Number(s): 404-642-0259 Email: ateer@falconviewproperties.com

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Stacy Mathena — Applicant Signature

Stacy Mathena — Printed Name

8/17/22 — Date

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

➢ Applicant Name: Stacy Mathena

Project Name/ Description: Passion Events + Design at DoveDown

Address: 315 W. Soloman St. Suite 400

Applicable Zoning & Ordinance Section: CBD / 713

➢ The following information must be submitted with the Variance Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

➢ Please provide written answers to the following questions to justify a request for Special Use:

1) • For what reason is (are) the Special Use being requested, and why is it necessary for the development of the subject property?

2) • Explain the proposed ingress and egress to the property and buildings with reference to vehicular and pedestrian safety, traffic flow and emergency vehicle access.
  - What parking is available and how will it affect the adjoining streets?

3) • What are the proposed days and hours of operation for the proposed use?
  - Will any outdoor lighting be utilized?

4) • For uses involving public access assemblies, such as churches, auditoriums, theaters, meeting halls, restaurants, and similar places, explain how the proposed use will meet the required fire, life safety and health codes.

5) • Detail utilities to the property and provide names of the providers, noting their location and availability (water, sanitary sewer, electric, gas, refuse, etc.)

6) • What screening buffers are being proposed with reference to the location, type, dimension and character?

7) • Are there any signs proposed?
  - If so, please provide the location, lighting method, material type, size and compatibility with the surrounding properties.

8) • Explain how the proposed use is compatible with the existing uses in the surrounding neighborhood.

9) • Will the proposed use constitute a nuisance, hazard, or otherwise adversely affect the public interest because of the number of people attending or using the facility, noise, fumes generate, or any type of physical activity?

10) • Please indicated the total square footage of the space for the proposed use.

Special Use Questionaire

1. The purpose of the Special Use Request is because we want to revive The DOVEDOWN building, it is a very poplar and iconic location. It has been used as a place for gatherings for many years now and we would like to continue that tradition by investing into downtown Griffin. The community would benefit because we would be bringing another beautiful option for couples to be married, which is very much needed in our city. We have been in the wedding industry for 15 years and would like to put our knowledge and experience to use at The DOVEDOWN Building. In doing so, we are bringing business to the COG and the Downtown area. Due to the fact that the DOVEDOWN Building is in the Downtown district, we will be able to recommend many of the great and growing downtown restaurants as possible locations for my clients as places for rehearsal dinners, shopping, planning meetings, etc. Our intention is to help the revenue and success for these downtown business who depend on the foot traffic. We believe every Bride and Groom deserves the wedding of their dreams no matter the budget and it is our dream to make this possible. The tag line of our company is... "Its Your Vision and Our Passion to Create it!" and thats what we want to do at The DOVEDOWN Building, we want the opportunity to use that beautiful building to create the visions of many Brides and Grooms-to-be!

2. It is an established business with sufficient entrances and exits. There is plenty of parking for the building.

3. Proposed Days and hours are typically only on the weekends. Most weddings will be on Saturdays and usually commense by 10 pm, if not sooner. Outdoor lighting is only needed in the parking lot which is already there.

4. Building has recently been inspected by the fire marshall and passes

all recommendations needed for safety. The Fire Extinguishers were recently checked and tagged.

5. Utilities are by the City of griffin.
6. It is an established building. Nothing new.
7. We intend to use the same location as the previous business, no light needed.
8. The DOVEDOWN Building has been serving our community and surrounding neighborhood as a location for gathering for many years. The building has plenty of parking, a nice large open floor plan and many restrooms, which is perfect for gatherings. We intend to use the beloved iconic building for what the City of Griffin has come to know as a great place for gatherings for many years prior.
9. No, It will not be a nuisance. We intend to run the DOVEDOWN as an Up Scale Wedding Venue with a full service staff. Meaning we will be very hands on and be there managing at all gatherings. We will have security just to ensure all gatherings stay safe and classy. We want this to be a beautiful and safe place to be at all times. We intend to be respectful to our neighbors and follow all city noise ordinances. By following all rules we will be bringing economic development to the downtown district.
10. 8,000

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-Sup-03

OWNER'S AUTHORIZATION

This is to certify that: New Griffin Township, LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☑ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: New Griffin Township, LLC

Property Owner Signature	ATEER SHETH	8/17/22
	Printed Name	Date
Legal Representative Signature	ATEER SHETH for NGT, LLC	8/17/22
	Printed Name	Date

Notary Signature

Seal: JEREMY CHAD PENTON Notary Public, Georgia Spalding County My Commission Expires February 13, 2024

Commission Expiration Date: February 13, 2024

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-SUP-03

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

➢ If **yes**, please complete the following section:

- Name and position of Government Official:

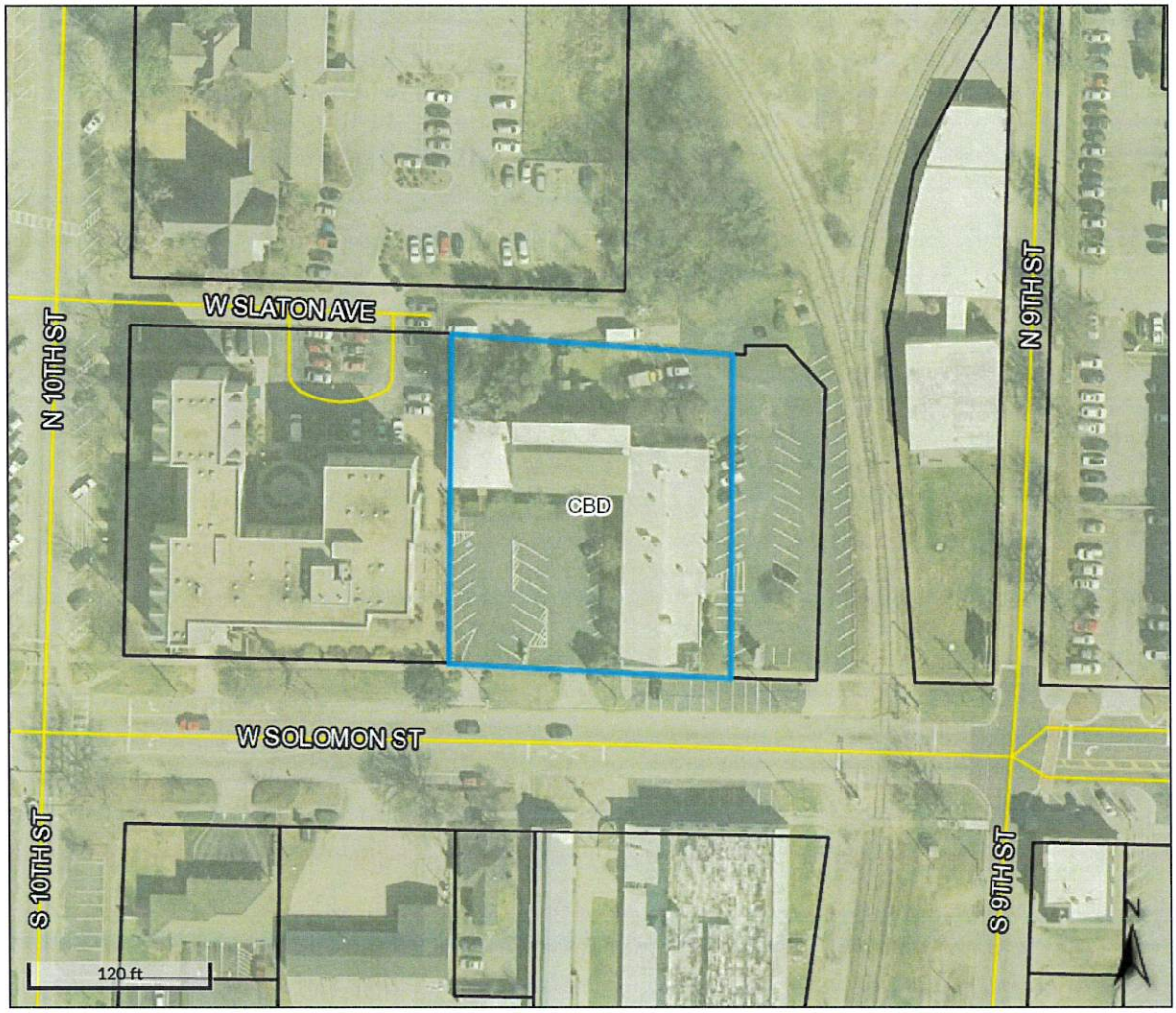
- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Stacy Mathena — Applicant Signature

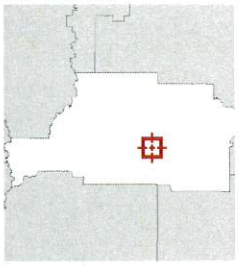
Stacy Mathena — Printed Name

8/17/22 — Date

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	012 31003	**Owner**	DOVEDOWN PARTNERS LLC	**Last 2 Sales**			
Class Code	Commercial		6190 POWERS FERRY RD STE 220	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN-TAD#1		ATLANTA, GA 30339	4/23/2004	0	QC	U
	TAD#1	**Physical Address**	315 W SOLOMON ST	4/23/2004	$600000	FM	Q
Acres	0.78	**Assessed Value**	Value $588541				
		Land Value	Value $101931				

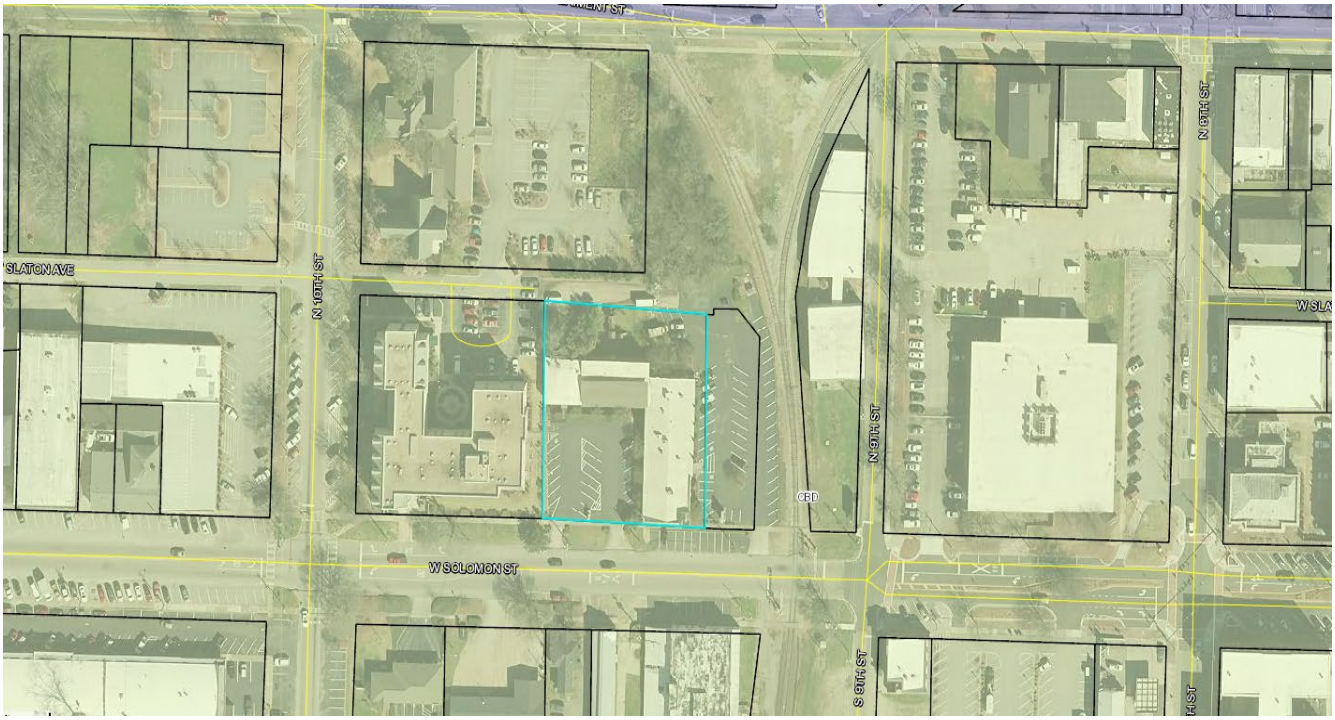
(Note: Not to be used on legal documents)

Date created: 8/18/2022
Last Data Uploaded: 8/18/2022 8:42:07 AM

Developed by Schneider GEOSPATIAL

315 West Solomon Street
Special Use Permit Request
File No. 22-SUP-03

Applicant: Stacy Mathena
Owner: New Griffin Township, LLC



Land Use Classification	Commercial
Current Zoning	Central Business District (CBD)
Proposed Use	Commercial – Place of Assembly
Parcel Size	0.78/- Acres
Tax Map, Block and Lot No.	012 31003
Planning and Zoning Board	Joann Todd District 4
City Commission	David Brock District 4
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses who could benefit from the foot traffic created by the social events at this address. This parcel is in the Central Business District (CBD) zoning district.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

Article 406	Special Use Permit Provision
Article 408	Public Hearing
Article 713	Central Business District (CBD)
Article 721	Places of Assembly Overlay District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: Section 721 F.3.b within Places of Assembly requires a minimum lot size of 2 acres and no less than 200 feet of street frontage. The subject property is a .78 +/- acre tract of land and has approximately 161'± of road frontage on W. Solomon Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a place of assembly is compatible with the adjacent properties and land uses within the area. The area is predominately commercial uses and the subject property is located on a collector street.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use will not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

FINDINGS: This location has sufficient on street and off street parking. Nineteen (19) off street spaces are in the parking lot in front of the building and forty-four (44) off street spaces are in the parking lot adjacent to the building. There are also ten (10) on street parking spaces at this address. A public parking lot about 200 feet away can also an option if additional parking is needed for this address.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: The request for a Special Use Permit to allow a Place of Assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code.

Planning Staff's Comments:

The applicant, Stacy Mathena, is seeking approval of a Special Use Permit for a Place of Assembly at 315 West Solomon Street. A Special Use Permit would allow the event center to host weddings and other events at this location. It is the desire of the applicant to bring new life to the west side of the downtown district and to help with the success of other local businesses who could benefit from the foot traffic created by the social events at this address. . The subject property is a .78 +/- acre tract of land and has approximately 161'± of road frontage on W. Solomon Street. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

Planning Staff's Recommendation:

Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (22-SUP-03) submitted by Stacy Mathena to allow for a Special Use Permit for a Place of Assembly located at 315 West Solomon Street with the following condition:

A. The applicant shall apply for a variance from the minimum 2-acre lot size and the 200 feet of street frontage requirements for Places of Assembly.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider variance requests from the minimum two (2) acre lot size and minimum 200' street frontage requirements for a Place of Assembly for property located at 315 W. Solomon Street. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Stacy Mathena, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.78 +/- acre tract of land and the street frontage is 161 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.

STAFF RECOMMENDATION:

Planning & Development staff recommends APPROVAL of the variance request (22–VAR-07) at 315 West Solomon Street submitted by Stacy Mathena to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
315 W Solomon St Application.pdf
315 W Solomon St. VAR Staff Report.pdf

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8-18-22 Application Number: 22-VAR-07

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all required attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770) 233 - 4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770) 233 - 2915. Please contact our office if you have any questions about this application or the Rezoning Process.

Variance Application Submission Requirements:

1. Complete Variance Application
2. Complete Variance Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8/18/22 Application Number: 22-VAR-07

➢ Project Name/ Description: Passion Events & Design at Dovedown

Address: 315 W Solomon St.

Parcel Number(s): 012 31003 Current Zoning: CBD Parcel(s) Size: 0.78

➢ Applicant Name: Stacy Mathena

Address: 100 Grizzley Ln

City: Griffin State: GA Zip: 30223

Telephone Number(s): 678-416-3275 Email: PassionEventsDesign@Gmail.com

➢ Property Owner Name: Ateer

Address: 403 West Ponce De Leon Ave Ste 200

City: Atlanta State: GA Zip: 30030

Telephone Number(s): 404-642-0259 Email: ateer@falconviewproperties.com

I attest that this Variance Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Stacy Mathena — Applicant Signature

Stacy Mathena — Printed Name

8/18/22 — Date

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8-18-22 Application Number: 22-VAR-07

➢ Applicant Name: Stacy Mathena

Project Name/ Description: Passion Events + Design at DOVEDOWN

Address: 315 West Solomon

Applicable Zoning & Ordinance Section: _____

➢ The following information must be submitted with the Variance Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

➢ Please provide written answers to the following questions to justify a request for Variance:

- For what reason is (are) the Variance(s) being requested, and why is it necessary for the development of the subject property? I am unable to make property larger.
- What special consideration(s) or circumstance(s) exist that is/ are peculiar to the subject property, and that is not applicable to other properties in the same zoning district, which makes the need for a Variance unique? This is an existing buildings + property.
- Explain way and how the special condition(s) or circumstance(s) described in the question above are not self – imposed actions created by the property owner. N/A
- Explain how the City of Griffin Unified Development Code (UDC) provisions or other regulations would cause unnecessary hardship and deprive the property owner of rights commonly enjoyed by other properties in the same zoning district.
  I am unable to make property larger.
- Explain how and why this is the minimum Variance required to allow reasonable use of the property.
  If not approved I will not be able to opperate my business.
- Explain how granting this Variance request would be consistent with the general intent and purpose of the City of Griffin Unified Development Code (UDC).
  Property has been used for events in the past.
- Explain how this Variance will be beneficial to the surrounding properties and general public.
  Ive been a business owner in the COG for (3) years and would like the opportunity to Revive the DOVEDOWN Buildings to bring economical growth to the Down town district.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/18/22 Application Number: 22-VAR-07

OWNER'S AUTHORIZATION

This is to certify that: New Griffin Township, LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☑ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: New Griffin Township, LLC

Property Owner Signature	ATEER SHETH	8/17/22
	Printed Name	Date
Legal Representative Signature	ATEER SHETH for NGT, LLC	8/17/22
	Printed Name	Date

Notary Signature

JEREMY CHAD PENTON
Notary Public, Georgia
Spalding County
My Commission Expires
February 13, 2024

Commission Expiration Date: February 13, 2024

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR VARIANCE

Date Received: 8/18/22 Application Number: 22-VAR-07

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

➢ If **yes**, please complete the following section:

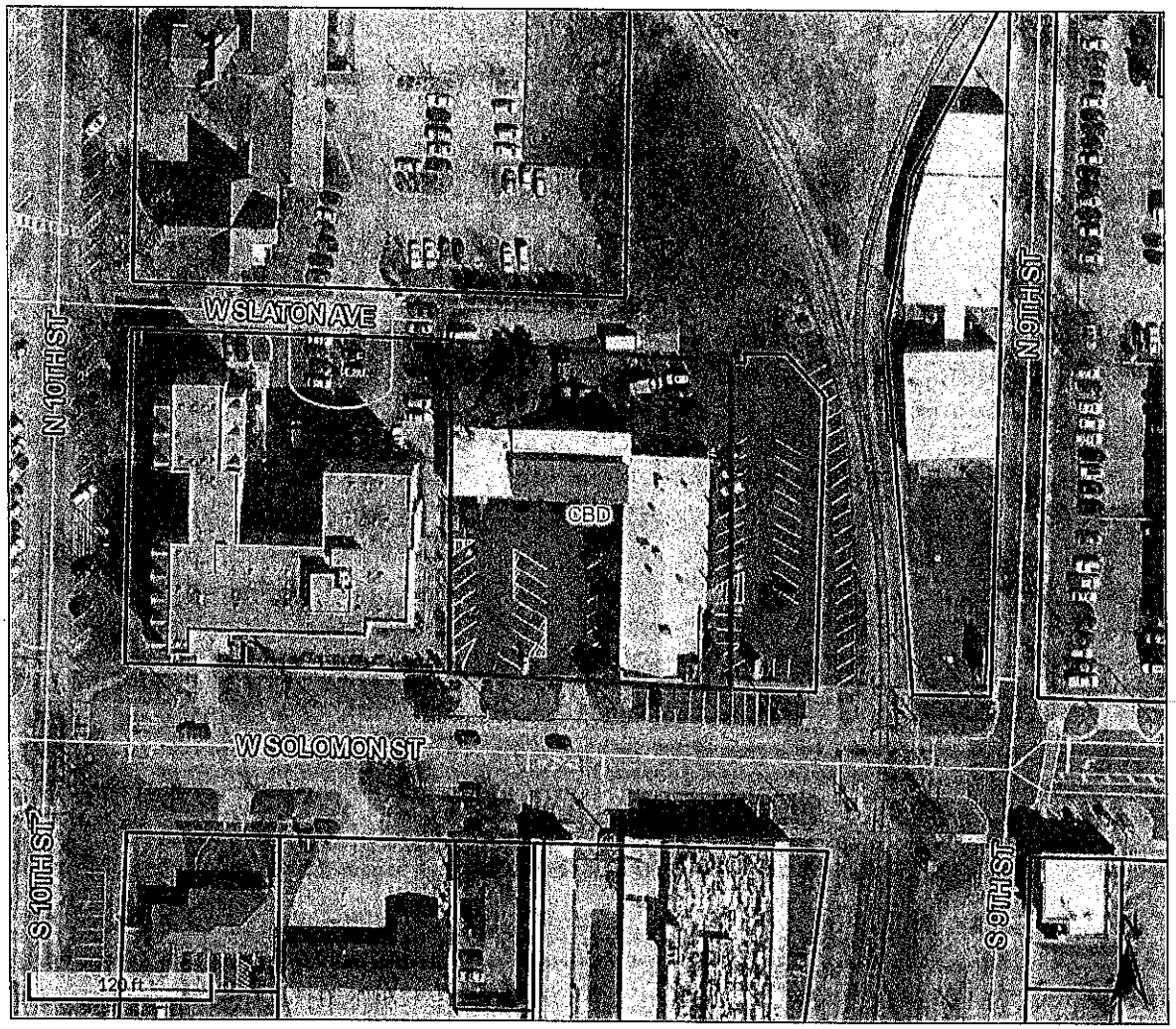
- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

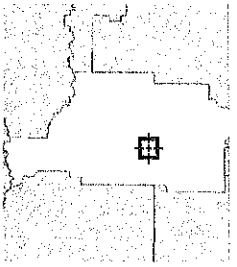
Stacy Mathena Stacy Mathenc 8/18/22

Applicant Signature Printed Name Date

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Zoning - City

- CBD
- HDR-A
- HDR-B
- INST
- LDR-A
- LDR-B
- MDR
- NBD
- PCD
- PID
- PRD

Parcel ID	012 31003	**Owner**	DOVEDOWN PARTNERS LLC	**Last 2 Sales**			
Class Code	Commercial		6190 POWERS FERRY RD STE 220	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN-TAD#1		ATLANTA, GA 30339	4/23/2004	0	QC	U
	TAD#1	**Physical Address**	315 W SOLOMON ST	4/23/2004	$600000	FM	Q
Acres	0.78	**Assessed Value**	Value $588541				
		Land Value	Value $101931				

(Note: Not to be used on legal documents)

Date created: 8/18/2022
Last Data Uploaded: 8/18/2022 8:42:07 AM

Developed by Schneider GEOSPATIAL

Variance
315 W Solomon Street
Project No. 22-VAR-07

Applicant: Stacy Mathena
Owner: New Griffin Township, LLC



Current Land Use Classification	Commercial
Current Zoning	Central Business District, CBD
Proposed Variance	Two-acre and 200 feet of street frontage requirements for a Place of Assembly
Parcel Size	0.78 +/- Acres
Map, Block & Lot Number	012 31003
City Commission	September 27, 2022
District Commissioner Member	David Brock
Citizen Notification	Legal Notice was run in the September 2, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:
The applicant, Stacy Mathena, is requesting a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. The current site is approximately a 0.78 +/- acre tract of land and the street frontage is 161 feet in length. This parcel does not meet the parcel size or street frontage requirement for a Place of Assembly.



Zoning Ordinance Sections applicable to this Application:
The following sections of the Unified Development Code apply to this variance request:

Article 410 Variance
Article 721(F) Place of Assembly

Article 410, Variance Standards for Review:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**
   There are extraordinary and exceptional conditions pertaining to this particular piece of property as it relates to its size and shape. This parcel is 0.78 +/- acres in size and according to Article 721F 3(b), a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. It is not possible for the parcel to increase to the required two (2) acres even of it is combined with parcel 012 31002C (.36 +/- acres) which is the adjacent parking lot. If this parcel is combined with parcel 012 31002C, the street frontage would be over the 200 feet requirement. However, the adjacent lot is owned by Norfolk-Southern, so combining the two parcels may not be an option.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**
   The application of a Place of Assembly, (POA) physical requirements to this property would create a practical difficulty or unnecessary hardship with regards to the size of the parcel. It is impossible to meet the street frontage or the property size requirements unless this parcel is combined with 012 31002C. Even then, only the street frontage requirement would be met.

3. **Such conditions are peculiar to the piece of property involved.**
   Such conditions are peculiar to the piece of property involved as the property is large enough to house the event center and the parking is adequate for the size and use of the building.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**
   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**
   The literal interpretation of this ordinance could deprive the applicant of any rights that others in the same district are allowed.

Planning & Development Department Review:

Planning Staff has reviewed the applicant's request for a variance for Article 721F 3(b) which states that a Place of Assembly shall be located on a tract of land not less than two acres in area and having a street frontage of not less than 200 feet. This parcel is 0.78 +/- acres in size and it is not possible for the parcel to increase to the required two (2) acres even of it is combined with parcel 012 31002C (.36 +/- acres) which is the adjacent parking lot. If this parcel is combined with parcel 012 31002C, the street frontage would be over the 200 feet requirement. However, the adjacent lot is owned by Norfolk-Southern so combining the two parcels may not be an option. This parcel does not currently meet the parcel size or street frontage requirement for a Place of Assembly. If granted, the variance should not cause substantial detriment to the public good or create a negative impact on the surrounding properties.

Planning Staff Recommendation:

Planning & Development staff recommends **APPROVAL** of the variance request (22–VAR-07) at 315 West Solomon Street submitted by Stacy Mathena to allow a Place of Assembly on a parcel that is less than two (2) acres and has less than 200 feet of street frontage.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a variance request to exceed the maximum 220 square foot building signage requirement in the sign ordinance for property located at 815 E. Slaton Avenue. *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Kyle Burt, representing SA Recycling, is proposing to install 1125 square feet of building signs that exceeds the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

STAFF RECOMMENDATION:

Planning & Development staff recommends DENIAL of the variance request (22-VAR-06) submitted by Kyle Burt representing SA Recycling to exceed the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
815 E Slaton Ave Application.pdf
Staff Report, 815 E Slaton Ave.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR SIGN VARIANCE

Date Received: 8/16/22 Application Number: 22-VAR-06

Applicant: SA Recycling Telephone Number: 770-239-2227

Email Address: KBurt@sarecycling.com

Address: 815 E Slaton Ave., Griffin GA 30223

Project Name/Description: Exterior wall painting

Address/Location: 815 E Slaton Ave., Griffin GA 30223

Tax Map 018 Block 41 Lot Number 001A

Zoning PID Parcel(s) Size: 1.45 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: General Manager

Application fee amount: 250.00

Paid by: _____ Check (check # _____) _____ Cash

_____ Cashier's Check ✓ Other

I attest that this Variance Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

(Kyle Burt) Kyle Burt Date: 8/16/22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
SIGN VARIANCE QUESTIONNAIRE

Date Submitted: 8/10/22 Application Number: 22-VAR-06

Applicant Name: SA Recycling (Kyle Burt)

Address of Property: 815 E Slaton Ave., Griffin GA 30223

Tax Map, Block and Lot Number: 018 41001A

Applicable Zoning Ordinance Section: PID

A. The following information must be submitted with the Variance Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Variance:

1. Would the proximity of existing signs on adjoining lots cause the subject property to be ineligible, due to the spacing requirements, for a sign of the type sought?
2. Would visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings or structures on a different lot? And
    a. Placement of the sign elsewhere on the lot would not remedy the visual obstruction?
    b. Such visibility obstruction was not created by the owner of the subject property?
    c. The variance proposed would not create a safety hazard to vehicular traffic or pedestrians?

B.

1. There are no other properties/buildings/signs in close proximity to our property/building/signage. The closest in proximity is roughly a few hundred yards away.

2. No.

   a. There is no obstruction / visual obstruction.

   b. There is no obstruction / visual obstruction.

   c. No. There are no safety hazards involving our signage.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

OWNER'S AUTHORIZATION

This is to certify that: Kyle Burt (SA Recycling)

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

____	Rezoning	____	Minor Site Plan
____	Special Use Request	____	Preliminary Site Plan
✓	Variance Request	____	Final Site Plan/ Subdivision Plat

Applicant: Kyle Burt Telephone Number: 470-366-2437

Address: 815 E Slaton Ave., Griffin, GA 30223

Signature of Owner Date: 8/15/2022

Signature of Representative Date: 8/16/22

Notary Signature and Seal

Commission expiration date: 7/16/2026

ELINOR LESTER
Notary Pubiic - California
Orange County
Commission # 2408483
My Comm. Expires Jul 16, 2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes ✓ No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

_____ Date: 8/10/22
Signature of Applicant

Kyle Burt
Printed Name

_____ Date: _____
Signature of Applicant's Attorney or Representative

_____
Printed Name

Permit #: 8284
Permit Type:
Address: 815 E SLATON AVE
City:
State:
Zip:
Owner: NEWELL SOUTH LLC
Owner Address: C/O SA RECYCLING LLC 2411 GLASSELL ST
Owner City: ORANGE
Owner State: CA
Owner Zip: 92865
Owner Phone:
Owner Email:
Receipt #: 8608
Date: 08/16/2022
Paid By: Kyle Burt
Description: 94547973
Payment Type: iTransact CC
Payment Type Description:
Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Variance	Zoning - Application Fee		0.00	250.00	250.00
Convenience Fee	3.5% Convenience Fee (CC)		250.00	8.75	8.75
				Total:	**$258.75**

VARIANCE
815 East Slaton Avenue
Variance No. 22-VAR-06

Applicant: Kyle Burt representing SA Recycling
Owner: Newell South, LLC



Current Land Use Classification	Commercial
Current Zoning	Planned Industrial Development (PID)
Proposed Variance	Increase building signage
Parcel Size	1.45 +/- acres
Map, Block & Lot Number	018 41001A
City Commission	Tuesday, September 27, 2022
District 2 Commissioner	Cora Flowers
Citizen Notification	Legal Notice was run in the August 26, 2022 edition of the *Griffin Daily News* for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on September 2, 2022.

Proposal/Site Location:

The applicant, Kyle Burt representing SA Recycling is proposing to install 1125 square feet of building signs that exceeds the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to this variance request:

Article 1222	Variances (Sign Ordinance)
Article 1211 B	Other Developed Property (Sign Ordinance)

Section 22. VARIANCE:

(a.) Variances from the regulations of this ordinance shall be limited to the following hardship situations:

1. **Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirements, for a sign of the type sought; or**

   There are no proximity issues regarding adjacent signage that would impact this applicant from placing a sign upon their building. The applicant seeks to exceed the 220 square feet total building signage requirement by placing one large sign on the side of the building that faces the railroad tracks and E Broadway St. The picture above is taken from E Broadway St. The total square footage of this sign is 1125 square feet. There is other signage on the other side of the building which faces E Slaton Ave.

2. **Where visibility of a conforming sign from the proposed street and within fifty (50) feet of the proposed sign would be substantially impaired by the existing trees, plants, natural features, signs, buildings or structures on a different lot; and**

a. **Placement of the sign elsewhere on the lot would not remedy the visual obstruction;**
This is a request for an increase in total building signage; there are no substantial impairments due to trees, plants or natural features.

b. **Such visibility obstruction was not created by the owner of the subject property; and**
There is no limited visibility obstruction that was created by the owner of the proposed development/property. There is no visibility obstruction at all for this sign.

c. **The variance would not create a safety hazard to vehicular traffic or pedestrians.**
The variance if granted would not create a safety hazard to either vehicular or pedestrian traffic along E Slaton Ave or E Broadway St.

(b.) Variance shall be limited to the minimum relief necessary to overcome the hardship. No variances shall be granted to allow a greater number of signs that would be allowed if the hardship did not exist.
The applicant's variance request is to exceed the 15 % and 220 square feet total building signage requirements by adding one 1125 square feet building sign to the signs that are already on the building.

(c.) Relief from the application of the provisions of this ordinance by use of variance granted by the Board of Commissioners shall be granted only upon a finding of hardship as previously defined. Hearing on such variances shall be noticed using the same time frames and notice requirements as for variances from zoning decisions.
This request for a variance was duly advertised in the August 26, 2022 edition of the Griffin Daily News in the legal section and a sign was posted on the site September 2, 2022, as required for a zoning decision.

Planning & Development Department Review:

After review, Planning Staff has found that no hardship as defined by the sign ordinance variance provision exists for the applicant's request.

The applicant's request is to install one (1) building sign at 1125 square feet, which exceeds the 220 square feet maximum building signage requirement. The building does have existing signage on the side of the building that faces E Slaton Ave.

Planning and Development Staff Comments:

Planning & Development staff recommends **DENIAL** of the variance request (22-VAR-06) submitted by Kyle Burt representing SA Recycling to exceed the maximum allowable 220 square feet or 15% of building signage for property located at 815 East Slaton Avenue.

Submitted by:
Michelle Haynes
Principal Planner
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider request to rezone property located at 929 S. Hill Street consisting of 0.70+/- acres from Institutional (INST) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, there needs to be a zoning change from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the non-conforming commercial use to a permitted use. The subject property is currently located at 929 South Hill Street on a 0.70 + acre tract of land and the rezoning would apply to 0.70 acres.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-01) to rezone 0.70+/- acres tract of land located at 929 South Hill Street from Institutional (INST) to Planned Commercial Development (PCD) with no conditions.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 929 S Hill St.pdf
22-REZ-01, 929 S Hill St Staff Report.pdf
Rezoning_Ordinance_22-REZ-01__929_S_Hill_St_-_PCD.pdf

#8226

PAID

received 7/29/22

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday, and by fax at (770)233-2915. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PAID #822B

Received

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-4-22 Application Number: 22-Rez-01

Applicant: GARY S. GARRETT Telephone Number: 770 468 0136

Email Address: GAYGARRETT6@GMAIL.COM.

Address: 372 E. College St.

Project Name/Description: _____

Address/Location: 929 South Hill St. Griffin

Tax Map _____ Block _____ Lot Number _____

Zoning _____ Parcel(s) Size: A (acres or square feet) .7

Applicant is: Property Owner ✓ Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: 350.00

Paid by: 8455 ✓ Check (check # 8455 _____ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Gary S. Garrett Date: 7-28-22

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: ~~7-28-22~~ 8-4-22 Application Number: 22-Rez-01

Applicant Name: GAY S. GARRETT

Address of Property: 929 South Hill

Tax Map, Block and Lot Number: 045 08003 PARCEL A

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

1. Retail Liquor store . INST.
   Office Building . INST.

2. NO

3. Yes

4. Additional Business Location FOR Public use

5. yes

6. yes

7. NOT that we are aware of

8. Oct. 2021

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:
GAY S. GARRETT - Bill JONES - GARY LASTER
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

✓ Rezoning to PCD	___ Minor Site Plan
___ Special Use Request	___ Preliminary Site Plan
___ Variance Request	___ Final Site Plan/ Subdivision Plat

Applicant: GAY S. GARRETT Telephone Number: 770 468 0136
Address: 372 E. College St. Griffin

Gay S. Garrett
Signature of Owner
Date: 7-28-22

Gary Laster Bill Jones
Signature of Representative
Date: 7-28-22

Notary Signature and Seal
Commission expiration date: 7/18/2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

_____ Yes _✓_ No

If yes, please complete the following section:

Name and Official Position of Government Official:

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

Gary S. Garrett
Signature of Applicant

Date: 7-28-22

GARY S. GARRETT
Printed Name

Gary S. Garrett by Bill Jones
Signature of Applicant's Attorney or Representative

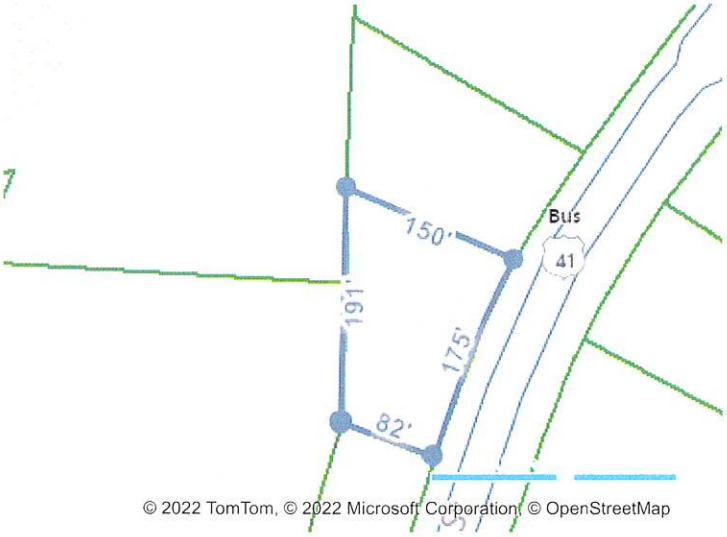
Date: 7-28-22

Gary S. Garrett by Bill Jones
Printed Name

GEORGIAMLS
REAL ESTATE SERVICES

Wednesday, July 27, 2022

No Images Available



LOCATION

Property Address	929 S Hill St Griffin, GA 30224-4832
Subdivision	Carver Heights
County	Spalding County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	045 08003
Alternate Parcel ID	5903
Account Number	
District/Ward	01
2010 Census Trct/Blk	1612.02/2
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Lot
Improvement Type	Veterinary Hospital
Square Feet	4300

CURRENT OWNER

Name	Garrett Gay S
Mailing Address	372 E College St Griffin, GA 30224-4357

SCHOOL ZONE INFORMATION

Crescent Road Elementary School	0.4 mi
Elementary: Pre K to 5	Distance
Rehoboth Road Middle School	4.5 mi
Middle: 6 to 8	Distance
Spalding High School	2.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/14/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/25/2018		Garrett Gay S	Garrett Sam F Estate	Deed Of Assent		4249/103
3/9/1998		Garrett Samuel F	Griffin Animal Care Inc	Quit Claim		1533/331
3/9/1998		Garrett Samuel F		Quit Claim		1533/330
2/19/1998		Garrett Samuel F		Corrected Deed		1512/95
12/31/1991		Garrett Samuel F		Non Fair Market Value		1069/267
12/31/1991		Griffin Animal Care Inc	Mullis Kenneth D & Samuel F Garrett	Non Fair Market Value		1069/266
6/3/1991	$10,000	Mullis Kenneth D & Samuel F Garrett	Kjs Associates	Assume Loan		1069/88
7/3/1984	$92,000	Kjs Associates	Gilchrist Edgar H	Fair Market - Improved		724/145
9/11/1961	$4,400	Gilchrist Edgar H		Fair Market - Vacant		200/84

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021
Appraised Land	$21,000	Assessed Land	$8,400
Appraised Improvements	$171,793	Assessed Improvements	$68,717
Total Tax Appraisal	$192,793	Total Assessment	$77,117
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			$3,081.83
2020			$3,081.83
2019			$3,138.28
2018			$3,257.42
2017			$3,187.63
2016			$3,238.99
2015			$3,292.20
2014			$3,391.61
2013			$3,963.51

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Veterinary Hospital	**Condition**		**Units**	
Year Built	1962	**Effective Year**	1980	**Stories**	
BRs		**Baths**	F H	**Rooms**	
Total Sq. Ft.	4,300				

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality		**Roof Framing**	Wood Frame W/Decking
Shape		**Roof Cover Deck**	Composition
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	Terrazzo
Foundation	Slab Perimeter Footing	**Interior Finish**	Sheetrock
Floor System	Concrete On Ground	**Air Conditioning**	Warm And Cooled Air Zoned
Exterior Wall	Concrete Block	**Heat Type**	Warm And Cooled Air Zoned
Structural Framing	Wood	**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Storage/Utility Bldg	8X12	1900	
Fence - Wood	5X42	1900	

Fence - Chain Link	6X120	1900
Porch - Residence Type Roof	4X16	1962
Porch - Residence Type Roof	6X10	1962
Paving 4" Asphalt >= 3,000 Sf	4380	1900

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Lot	**Lot Dimensions**	
Block/Lot	/A	**Lot Square Feet**	30,492
Latitude/Longitude	33.228153°/-84.267930°	**Acreage**	0.7

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**Special School District 1**	
Zoning Code	INST	**Special School District 2**	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Carver Heights	**Plat Book/Page**	15/282
Block/Lot	/A	**District/Ward**	01
Description	Parcel A S Hill St Pb 6/131, 15/282 Landlot: 148 Landdist: 2		

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13255C0185D	05/03/2010

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Information Deemed Reliable But Not Guaranteed.

Permit #: 8226
Permit Type:
Address:
City:
State:
Zip:
Owner:
Owner Address:
Owner City:
Owner State:
Owner Zip:
Owner Phone:
Owner Email:
Receipt #: 8545
Date: 07/29/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 8455
Accepted By: Erin Kelley

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Rezoning	Zoning - Land Use Permit		0.00	350.00	350.00
				Total:	**$350.00**

Part 1 -8-

1-3-92

WARRANTY DEED FORM 1006 CLYDE CARTLEDGE CO., COVINGTON, GA., 30209

Myrtle T. Peeples
Clerk of Superior Court, Spalding Co., Ga.

State of Georgia, SPALDING *County*

THIS INDENTURE. Made this 31st day of December in the year of our Lord One Thousand Nine Hundred and ninety-one between Griffin Animal Care, Inc.

of the County of Spalding and State of Georgia of the first part, and Samuel F. Garrett

of the County of Spalding and State of Georgia of the second part:

WITNESSETH. That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration XXXX, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, all the following described property, to wit:

All that lot, tract or parcel of land situate, lying and being in Land Lot 148 of the Second Land District of originally Monroe, now Spalding County, and the City of Griffin, Georgia, and being more particularly shown on a plat of survey entitled "Property Survey for Dr. Edgar H. Gilchrist," prepared by Kenneth E. Presley Associates, Inc., Registered Land Surveyor, dated June 27, 1984, a copy of which said plat is recorded in Plat Book 15, page 282 of the Superior Court records of Spalding County, Georgia, and which said plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

As additional consideration for the present transfer, Grantee herein assumes and agrees to pay according to the tenor thereof that certain promissory note in the principal sum of $152,000.00, dated July 3, 1984, in favor of E. H. Gilchrist as evidenced by that certain deed to secure debt dated July 3, 1984, from James R. Williamson, Samuel F. Garrett and Kenneth D. Mullis as partners in the partnership known as K.J.S. Associates to E. H. Gilchrist, and to hold the grantors herein harmless from any liability therefor. Kenneth D. Mullis and Samuel F. Garrett understand that they remain liable on the above-described note and security deed individually, notwithstanding the foregoing assumption.

The said E. H. Gilchrist has been informed of the within and foregoing transfer and has given his written permission.

TO HAVE AND TO HOLD. The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Samuel F. Garrett the said party of the second part, his heirs and assigns forever in Fee Simple.

And the said party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

GRIFFIN ANIMAL CARE, INC. (Seal)

Kenneth D. Mullis (Seal)
KENNETH D. MULLIS, President

Margaret E. Mullis (Seal)
MARGARET E. MULLIS, Secretary-Treasurer

(Seal)

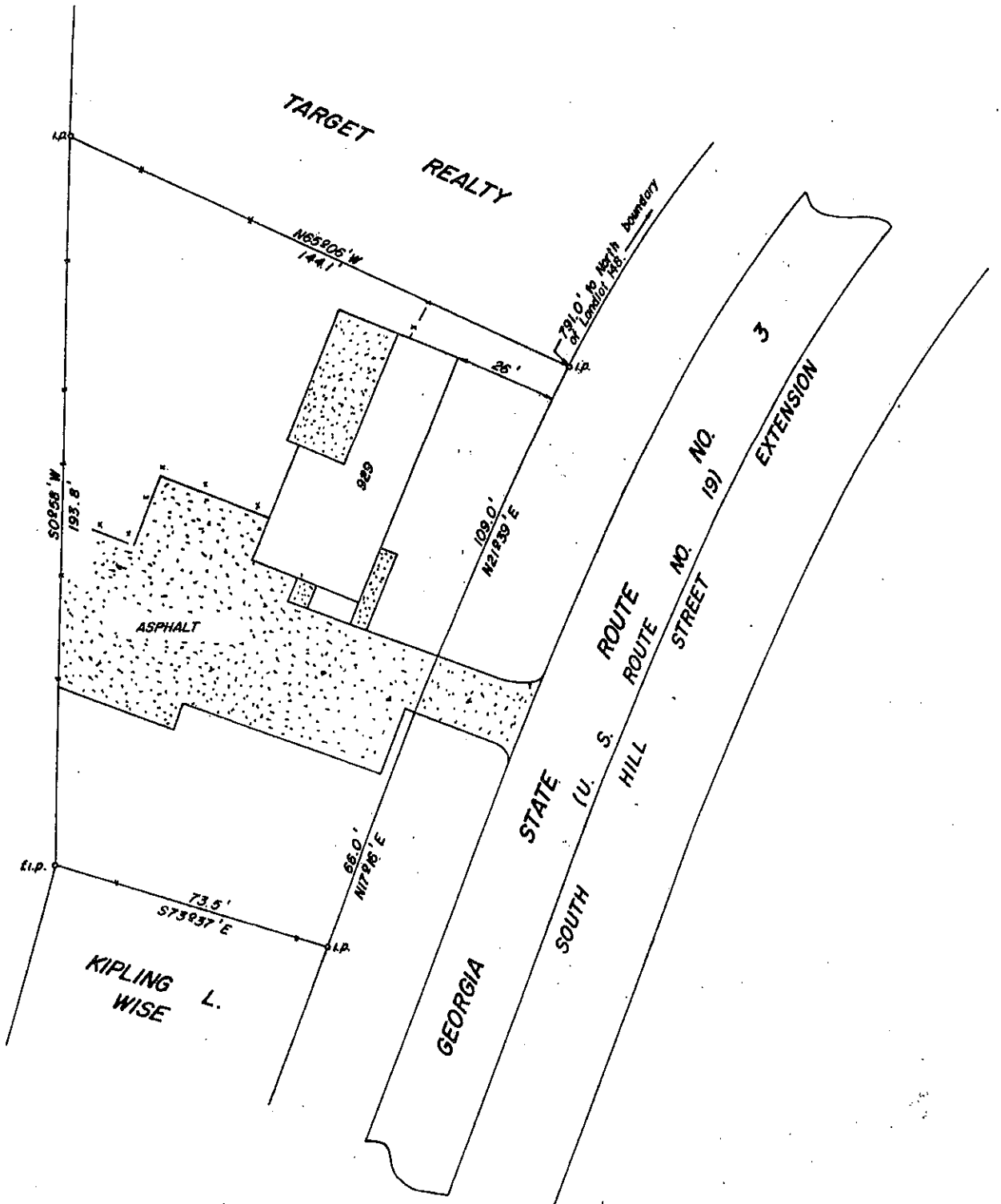
(Witness)

(Notary Public) Spalding County, Ga.

Date Executed: 12/31/91

Commission expires: 1/29/94

RECORDED JAN 3 1992 Myrtle T. Peeples, Clerk



DEPT. OF TRANSPORTATION

PROPERTY SURVEY FOR
DR. EDGAR H. GILCHRIST
LOCATED IN LANDLOT 148
OF THE 2ND LAND DISTRICT
ORIGINALLY MONROE COUNTY, NOW
CITY OF GRIFFIN
SPALDING COUNTY, GEORGIA
SCALE : 1"=30'——DATE : JUNE 27, 1984

0 30 60

Y ASSOCIATES, INC.
LAND PLANNERS

6-2284 15/282

1-1 2nd

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Summary

Parcel Number	045 08003
Location Address	929 S HILL ST
Legal Description	PARCEL A S HILL ST PB 6/131, 15/282 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	39.963
Acres	0.7
Homestead Exemption	No (S0)
Landlot/District	148 / 02

View Map



Owner

GARRETT GAY S
372 EAST COLLEGE ST
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Suburban Small Parcels	Acres	3	0	0	0.7	0

Commercial Improvement Information

Description	Veterinary Hospital
Value	$167,430
Actual Year Built	1962
Effective Year Built	1982
Square Feet	4300
Wall Height	10
Wall Frames	Wood
Exterior Wall	Concrete Block
Roof Cover	Composition
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Terrazzo
Ceiling Finish	Celotex
Lighting	Standard F.F.
Heating	Warm And Cooled Air Zoned
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage/Utility Bldg	1995	8x12 / 0	0	$500
Paving: 4" Asphalt >= 3,000 SF	1995	0x0 / 4380	0	$4,888
Fence - Chain Link	1995	6x120 / 0	0	$1,479
Fence - Wood	1995	5x42 / 0	0	$496

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/25/2018	4249 103	15 282	$0	DEED OF ASSENT	GARRETT SAM F ESTATE	GARRETT GAY S
3/9/1998	1533 331	15 282	$0	QUIT CLAIM	GRIFFIN ANIMAL CARE INC	GARRETT SAMUEL F
3/9/1998	1533 330	15 282	$0	QUIT CLAIM		GARRETT SAMUEL F
2/19/1998	1512 95	15 282	$0	CORRECTED DEED		GARRETT SAMUEL F
12/31/1991	1069 267	15 282	$0	NON FAIR MARKET VALUE		GARRETT SAMUEL F
12/31/1991	1069 266	15 282	$0	NON FAIR MARKET VALUE	MULLIS KENNETH D & SAMUEL F GARRETT	GRIFFIN ANIMAL CARE INC
6/3/1991	1069 88	15 282	$10,000	ASSUME LOAN	KJS ASSOCIATES	MULLIS KENNETH D & SAMUEL F GARRETT
7/3/1984	724 145	6 131	$92,000	FAIR MARKET - IMPROVED	GILCHRIST EDGAR H	KJS ASSOCIATES
9/11/1961	200 84	6 131	$4,400	FAIR MARKET - VACANT		GILCHRIST EDGAR H

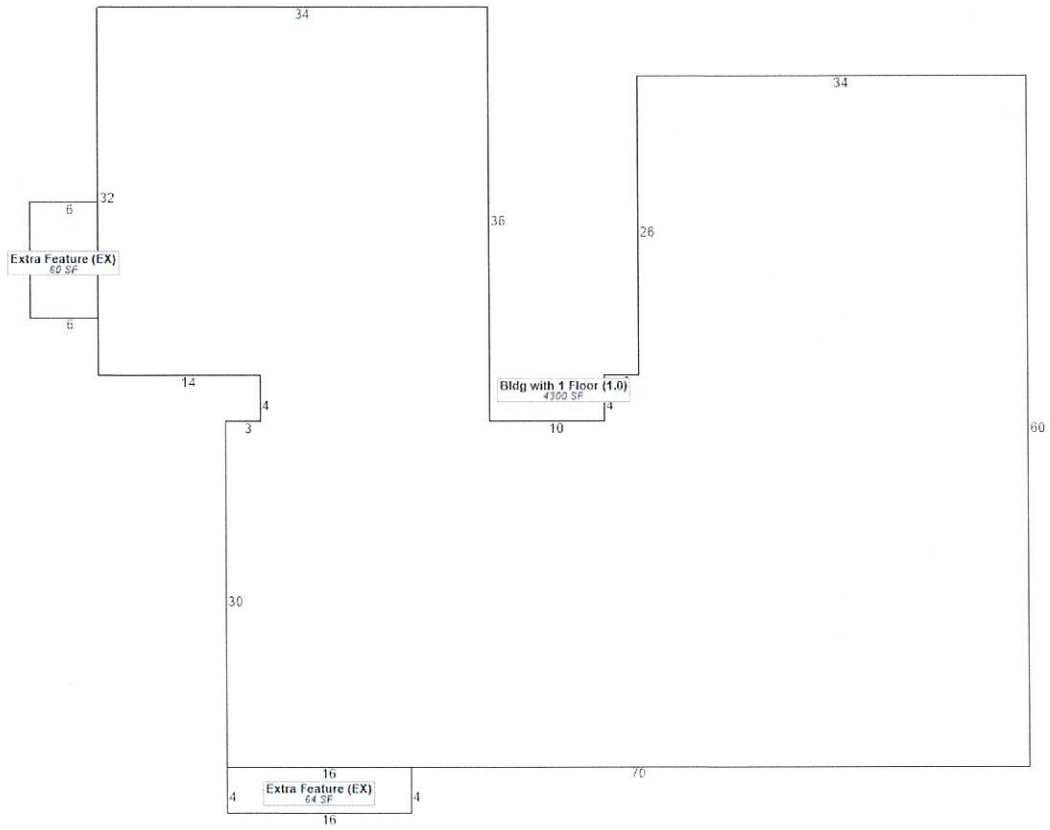
Valuation

		2022	2021	2020	2019
	Previous Value	$192,793	$192,793	$192,793	$192,793
	Land Value	$21,000	$21,000	$21,000	$21,000
+	Improvement Value	$167,430	$166,275	$166,275	$166,275
+	Accessory Value	$7,363	$5,518	$5,518	$5,518
=	Current Value	**$195,793**	**$192,793**	**$192,793**	**$192,793**

Photos



Sketches



Assessment Notices

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

Schneider GEOSPATIAL

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 7/29/2022, 3:46:52 AM

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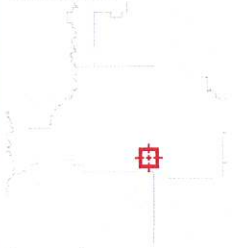
Overview



Legend

- Parcels
- Roads

Parcel ID	045 08003	**Owner**	GARRETT GAY S	**Last 2 Sales**			
Class Code	Commercial		372 EAST COLLEGE ST	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN		GRIFFIN, GA 30224	1/25/2018	0	DA	U
Acres	0.7	**Physical Address**	929 S HILL ST	3/9/1998	0	QC	U
		Assessed Value	Value $195793				
		Land Value	Value $21000				

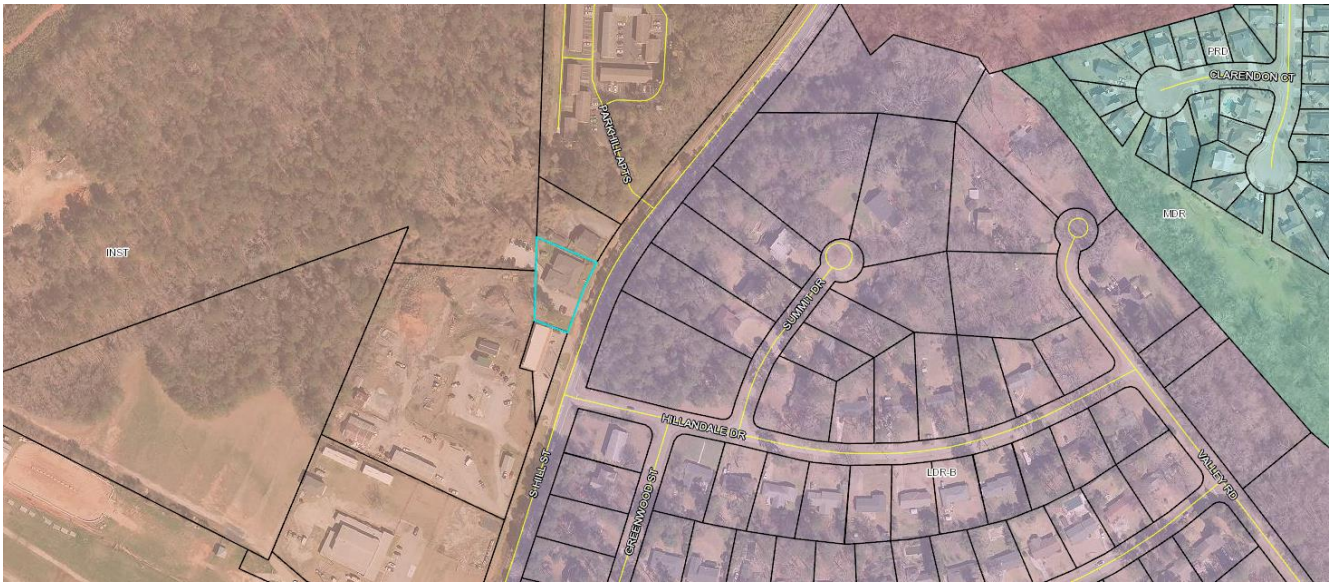
(Note: Not to be used on legal documents)

Date created: 7/29/2022
Last Data Uploaded: 7/29/2022 8:40:52 AM

Developed by Schneider GEOSPATIAL

929 South Hill Street
REZONING REQUEST
(Project No. 22-REZ-01)

Applicant: Gay Garrett
Owner: Gay Garrett



Current Land Use Classification	Commercial
Current Zoning	Institutional
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	0.70 +/- acres
Map, Block & Lot Number	Map 045 Block 08 Lot 003
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 4 David Brock
Planning Board Member	District 4 Joanne Todd
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 2, 2022 as well.

Proposal/Site Location:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, they need to change the zoning from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the non-conforming commercial use to a permitted use. The subject property is currently located at 929 South Hill Street on a 0.70 ± acre tract of land and the rezoning would apply to 0.70 acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 716 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal Notice ran in the August 26, 2022 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 2, 2022.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial. The adjacent city tracts to the south are FLUM designated as Commercial.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	INST	Multi-Family
South	INST	Commercial
East	LDR-B	Residential
West	INST	Institutional

The subject property is currently zoned Institutional (INST). The properties to the north, south, and west are all zoned Institutional (INST). The property to the north is a multi-family apartment complex and the property to the south is a retail store. Both addresses have a legal non-conforming use as the parcels are zoned Institutional (INST). The parcels to the east are zoned Low Density Residential-B (LDR-B).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned. The property is currently zoned Institutional (INST), but the existing use is commercial. The owner is requesting this parcel to be rezoned to Planned Commercial Development (PCD) as it will continue to be used as a commercial property.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The adjacent properties to the north and south are zoned Institutional (INST) and are currently used as residential and commercial. Both are legal non-conforming uses. The proposed zoning of PCD can be considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 0.70 acre tract. Rezoning provides the public an opportunity to realize the intent of the Comprehensive Plan in redeveloping this area. The rezoning will place the property in the correct zoning based on the property's past use.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as Commercial. The use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses. The parcel is adjacent to the south has a legal nonconforming (grandfathered) commercial use. The Comprehensive Plan and the associated FLUM indicate this parcel as commercial.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of an historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property was occupied by Southside Animal Clinic. This address has had a legal nonconforming use for many years. The property has just recently become vacant which is why the zoning request has been made.

Staff Comments:

The applicant, Gay Garrett, is requesting a zoning change from Institutional (INST) to Planned Commercial Development (PCD). The former use was commercial and has been so for many years. The current zoning is Institutional, (INST), and a limited number of uses are permitted at this address. The applicant would like to keep the use as commercial for the property. In order to do so, they need to change the zoning from Institutional, (INST) to Planned Commercial Development, (PCD). By changing the zoning, this will also change the property from the nonconforming commercial use to a permitted use. The subject property is currently located at 929 South Hill Street on a 0.70 ± acre tract of land and the rezoning would apply to 0.70 acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (22-REZ-01) to rezone 0.70+/- acres tract of land located at 929 South Hill Street from Institutional (INST) to Planned Commercial Development (PCD) with no conditions.

Submitted by:

Michelle Haynes
Principal Planner
Planning and Development Services

NO. 22 - 07

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 045 08003) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Institutional (INST) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Gay Garrett
Owner: Gay Garrett
Properties: Spalding County Tax Parcel 045 08003, (0.70 +/- acres) located at 929 South Hill Street

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone property located at 1447 DF Fuller Drive consisting of 22.62+/- acres from Low Density Residential B (LDR-B) to High Density Residential B (HDR-B). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62+ acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. After submittal, the plan was downsized to a 150 multi-family apartment complex due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint. The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.

STAFF RECOMMENDATION:

Planning staff recommends TABLING the request (22-REZ-04) to rezone 22.62+/- acres tract of land located at 1447 DF Fuller Drive to High Density Residential – B until such time that the developer can provide a sewer flow analysis to the City of Griffin Water/Wastewater department verifying that the added demand can be handled by the existing system.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Applicant, 1447 DF Fuller Dr.pdf
22-0831 Gateway at Griffin GA - FLAT revised plan.pdf
Staff Report 1447 DF Fuller Dr.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8/19/22 Application Number: 22-RE2-04

Applicant: Gateway Development Corporation Telephone Number: 256-760-9657

Email Address: jfreeman@gatewaymgt.com

Address: 920 Florence Blvd., Florence, AL 35630

Project Name/Description: Gateway at Griffin

Address/Location: 1447 D F Fuller Drive, Griffin, GA

Tax Map 053 Block 01001 Lot Number 111

Zoning LDR-B to HDR-B Parcel(s) Size: 21.03 (acres or square feet)

Applicant is: Property Owner _____ Engineer: _____ Architect: _____

Realtor: _____ Other: Purchaser / Developer

Application fee amount: $250.00

Paid by: ✓ Check (check # 1440) _____ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

_____ Date: 8/18/2022

Signature of Applicant (or authorized representative)

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 8/19/22 Application Number: 22-RE2-04

Applicant Name: Gateway Development Corporation

Address of Property: 1447 D F Fuller Drive, Griffin, GA

Tax Map, Block and Lot Number: 053 01001 111

Applicable Zoning Ordinance Section: Article 7 - Zoning Districts - 710. High Density Residential "B" (HDR-B)

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property – Included & Attached

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property. – See Attached
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? – See Attached
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? – See Attached
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? – See Attached
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? – See Attached
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. – See Attached
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? – See Attached
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property? – See Attached

Griffin Rezoning Questionnaire

1. North Adjacent Property - Commercial (Planned Commercial District) and Single Family (Low Density Residential B)
   South Adjacent Property - Single Family (Low Density Residential B) and Vacant Land (Low Density Residential B)
   East Adjacent Property - Single Family (Low Density Residential B)
   West Adjacent Property - Single Family (Low Density Residential B)

2. In our view, the property does not have reasonable economic use as currently zoned. The current zoning allows for low density residential use. This site has significant inherent challenges with respect to size and topography, and the site cannot accommodate enough low density housing to justify the costs of development.

3. Yes.

4. The public stands to gain in several ways. First, the proposed development will help meet a current shortage of quality-built, affordable, workforce housing in the area. In addition, this project would bring a significant capital investment, with a meaningful contribution to local property taxes, once completed. Moreover, this additional proposed housing will greatly enhance the customer base for the retail businesses in the area. As mentioned in #2 above, the property does not appear to have significant economic value as currently zoned. Rezoning the property would be mutually beneficial to both the public and the landowner.

5. Yes, electricity is available and water/sewer access runs through the property.

6. Yes.

7. No.

8. Unknown.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that:

FAIRCROFT INVESTMENTS, LLLP
(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

X	Rezoning	___	Minor Site Plan
___	Special Use Request	___	Preliminary Site Plan
___	Variance Request	___	Final Site Plan/ Subdivision Plat

Applicant: Gateway Development Telephone Number: (256) 760-9657
Address: 920 Florence Blvd Florence, AL 35630

FAIRCROFT INVESTMENTS LLLP Date: 8-18-22
Signature of Owner By CRISP B FLYNT MANAGING PARTNER

by Crisp B Flynt managing partner Date: 8-18-22
Signature of Representative

Amie Freeman
Notary Signature and Seal
Commission expiration date: 10-27-24

AMIE FREEMAN NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 27, 2024

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes X No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

_____ Date: 8/18/2022
Signature of Applicant

Allen Rappuhn
Printed Name

Mary Margaret William Date: 8/18/2022
Signature of Applicant's Attorney or Representative

Mary Margaret Williams, Coleman Talley LLP
Printed Name

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

____ Yes X No

If yes, please complete the following section:

Name and Official Position of Government Official:

_____

Please list the Date and Amount of Contribution(s) (List all which aggregate $250.00 or more)

_____

_____

_____

Crisp B Flynt managing PARTNER Date: 8-18-22
Signature of Applicant

FAIRCROFT INVESTMENTS, LLLP
Printed Name

by Crisp B Flynt, managing PARTNER Date: 8-18-22
Signature of Applicant's Attorney or Representative

CRISP B. FLYNT, Mangging PARTNER
Printed Name



1 PROPOSED SITE PLAN
1" = 60'-0"

GRIFFIN, GA
PROPOSED SITE PLAN

SITE 1:
MULTIFAMILY APARTMENTS
32 ONE BEDROOM UNITS
96 TWO BEDROOM UNITS
32 THREE BEDROOM UNITS
160 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 304+ SPACES

SITE DENSITY
11.5 ACRES WITH 160 UNITS =
13.91 UNITS PER ACR

SITE 2:
SENIOR VILLAS
44 ONE BEDROOM UNITS
44 TWO BEDROOM UNITS
88 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 212+ SPACES

SITE DENSITY
9.53 ACRES WITH 88 UNITS =
9.23 UNITS PER ACRE

PRINT ISSUED
AUGUST 18 2022

REVISIONS

rosemann & associates P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue Ste 200
Clayton, MO 63105
p. 314 678 1448
w. www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

GATEWAY AT GRIFFIN, GA
GRIFFIN, GA

SHEET TITLE
PROPOSED SITE PLAN

PROJECT NUMBER 221xx-PR

SHEET NUMBER
SA-01







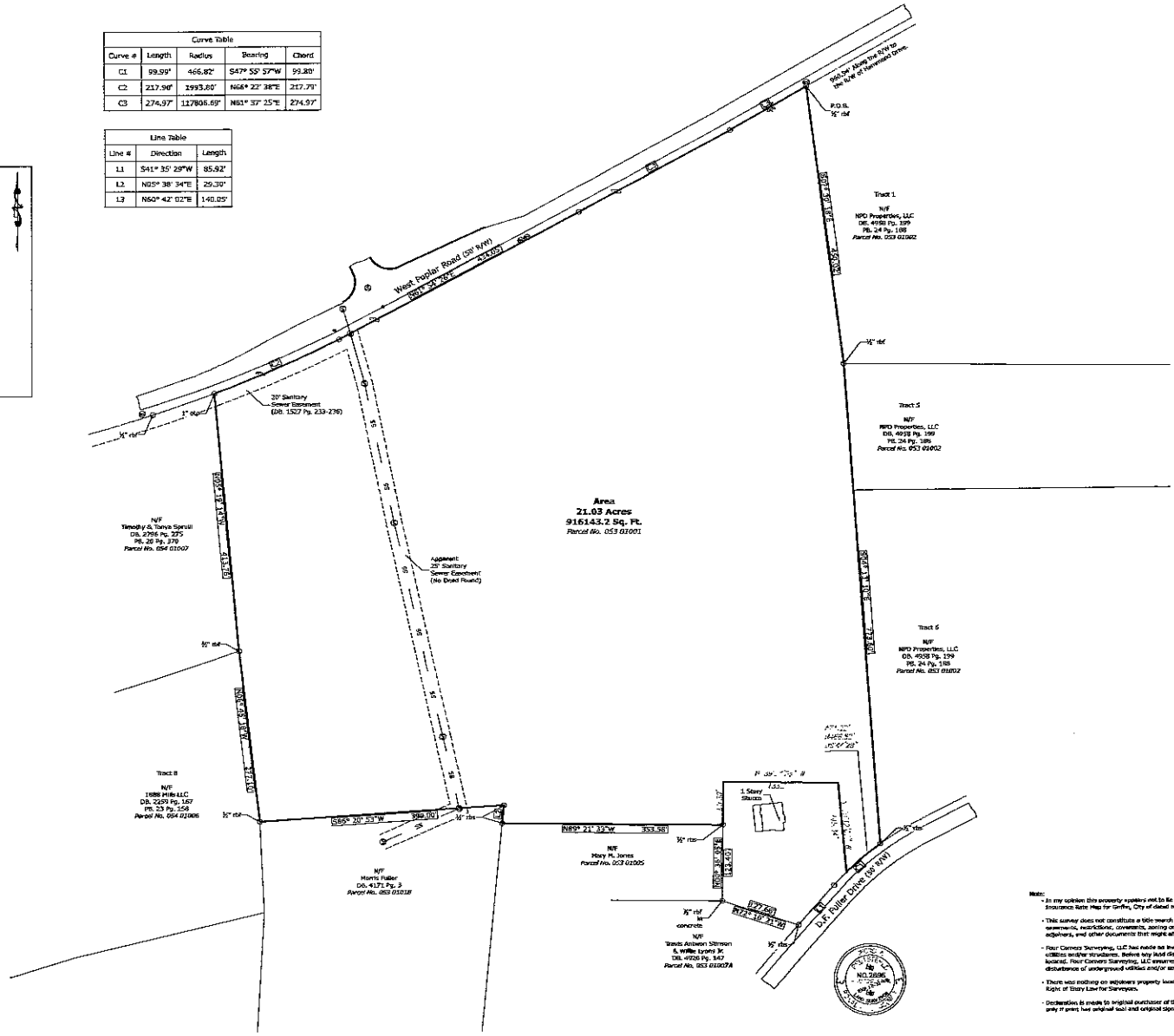


This box reserved for the Clerk of the Superior Courts.

Vicinity Map
(NOT TO SCALE)

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	99.99'	466.82'	S47° 55' 57"W	99.80'
C2	217.96'	1993.80'	N68° 22' 38"E	217.79'
C3	274.97'	117806.69'	N61° 37' 25"E	274.97'

Line Table		
Line #	Direction	Length
L1	S41° 35' 29"W	85.92'
L2	N05° 38' 34"E	29.30'
L3	N60° 42' 02"E	140.05'



LEGEND:

OTP=OPEN TOP PIPE
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT OF WAY
L.L.=LAND LOT
FFE=FINISHED FLOOR ELEVATION
A.E.=ACCESS EASEMENT
D.E.=DRAINAGE EASEMENT
S/W=SIDEWALK
U.E.=UTILITY EASEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
=GAS VALVE
=WATER METER
=UTILITY POLE
=DROP INLET
=FIRE HYDRANT
=WATER VALVE
=LIGHT POLE
=FENCE
=DRAINAGE MANHOLE
=SANITARY SEWER
=BELL SYSTEMS MANHOLE
=WATER EASEMENT
=DRAINAGE EASEMENT
=SANITARY SEWER EASEMENT

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Closure Data

Field closure=1'IN 10,000+
Angle point errors= 20"
Equipment used=Topcon 305Dg
Sokkia SDC & Thales hyper GA GPS System,
Carlson BRx2 GPS System
adjustment method=Compass rule
Map closure=1'IN 100,000+

Note:

- In my opinion this property appears not to be within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Griffin, City of dated may 03, 2010 Map #13255C0195D.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Four Corners Surveying, LLC has made an investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on adjoiners property located because permission was not given. Georgia DOES NOT have a Right of Entry Law for Surveyors.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: _____ 2886 _____ 09/18/2025
GARLES. Ronald C Gaston, Jr. LICENSE NO. Date

GRAPHIC SCALE 1"= 80'
0 40 80 160

Grid North

FOUR CORNERS SURVEYING
P.O. BOX 1579 Locust GA 30190 770-540-9118 & 770-328-9977
FOUR.CORNERS@BELLSOUTH.NET

Plat/Deed Book | Page
PB. 20 Pg. 178 | 53-54
DB. 1527 | 233-236
DB. 1911

Faircroft Investments LLLP
Land Lot 111 of the 3rd Land District
City of Griffin
Spalding County, Georgia

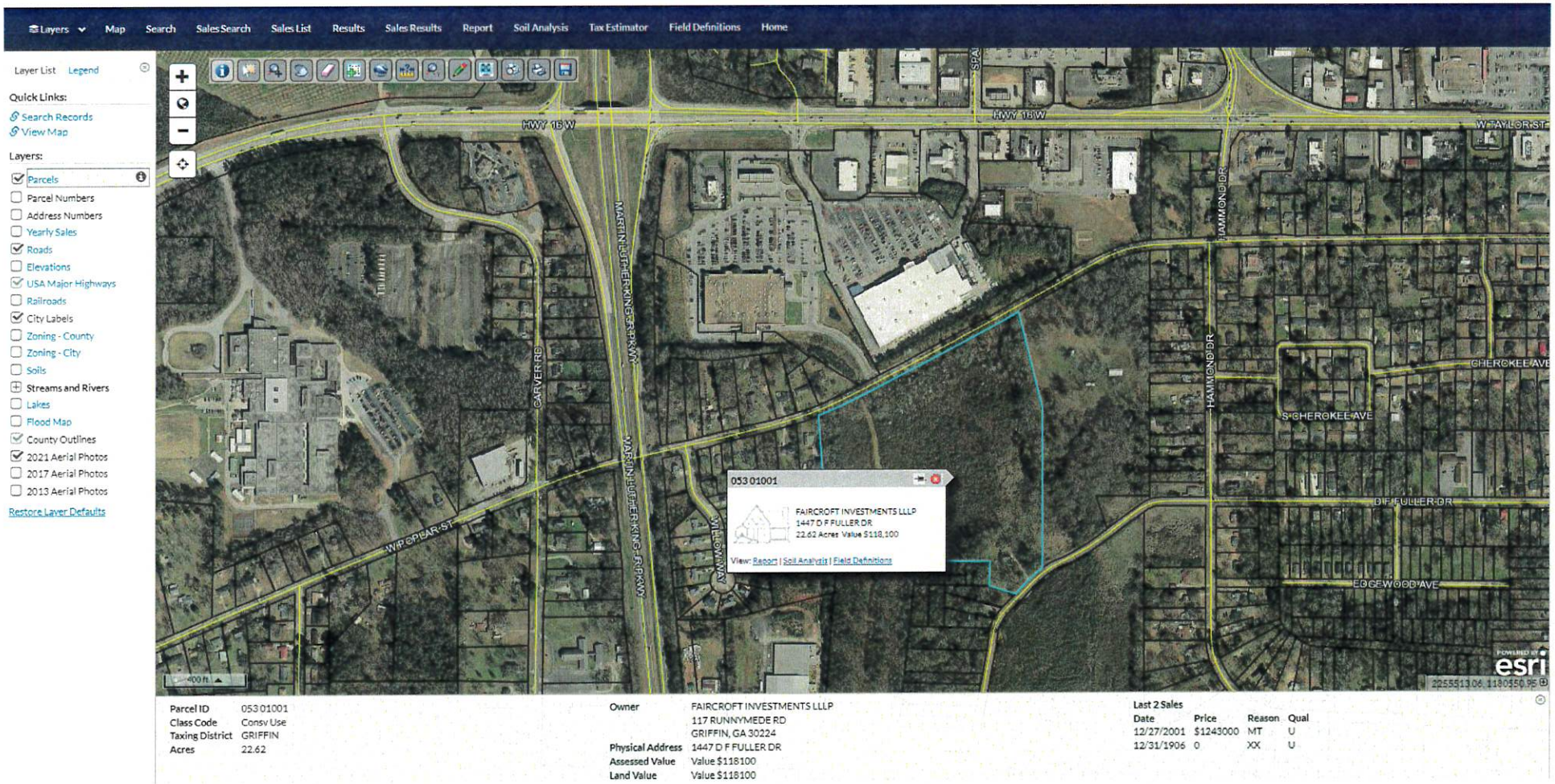
Ray and Gilliland, P. C.

Job #: 22-156
Drawn By: JAB
Surveyed By: AJB
Field Work: 08/27/2025
P.W.F.: 08/27/2025
Scale: 1" = 80'
Sheet: 1 of 1

317

Commence at the intersection of Hammond Drive and West Poplar Road as located in Land Lot 111 of the 2nd Land District City of Griffin, Spalding County, Georgia; thence proceed Southwesterly along the Southerly right-of-way of said West Poplar Road for 960.94 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point proceed South 07° 30' 18" East for a distance of 450.02 feet to a ½" rebar in place; thence proceed South 04° 13' 10" East for a distance of 773.60 feet (set ½" rebar), said point being located on the Northwesterly right-of-way of D. F. Fuller Drive; thence proceed Southwesterly along the Northwesterly right-of-way of said D. F. Fuller Drive and along the curvature of a concave curve left having an arc length of 71.22 feet and a radius of 466.82 feet for a chord bearing and distance of South 49° 41' 54" West, 71.15 feet to a set ½" rebar; thence proceed North 05° 12' West 145.34 feet (set ½" rebar); thence proceed North 89° 23' 55" West for a distance of 183.21 feet to a set 1/2" rebar; thence proceed South 00° 36' 52" West for a distance of 69.30 feet (set ½" rebar); thence proceed North 89° 21' 33" West for a distance of 353.58 feet (set ½" rebar); thence proceed North 05° 38' 34" East for a distance of 29.30 feet (set ½" rebar); thence proceed South 86° 20' 53" West for a distance of 390.0 feet to a ½" rebar in place; thence proceed North 06° 45' 18" West for a distance of 277.10 feet to a ½" rebar in place; thence proceed North 05° 19' 14" West for a distance of 413.76 feet to a 1" open top pipe in place being located on the Southerly right-of-way of West Poplar Road; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 217.90 feet and a radius of 1993.80 feet for a chord bearing and distance of North 66° 22' 38" East, 217.79 feet to the P. T. of said curve; thence proceed North 61° 54' 26' East along the Southerly right-of-way of said road for a distance of 434.05 feet to the P. C. of a concave curve right having an arc length of 274.97 feet and a radius of 117806.69 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right for a chord bearing and distance of North 61° 37' 25" East, 274.97 feet; thence proceed North 60° 42' 02" East along the Southerly right-of-way of said road for a distance of 140.05 feet to the point of beginning.

The above described land is located in Land Lot 111 of the 2nd Land District City of Griffin, Spalding County, Georgia and contains 21.03 acres (916143.2 sq. ft).



Parcel ID	053 01001
Class Code	Consv Use
Taxing District	GRIFFIN
Acres	22.62

Owner	FAIRCROFT INVESTMENTS LLLP
	117 RUNNYMEDE RD
	GRIFFIN, GA 30224
Physical Address	1447 D F FULLER DR
Assessed Value	Value $118100
Land Value	Value $118100

Last 2 Sales

Date	Price	Reason	Qual
12/27/2001	$1243000	MT	U
12/31/1906	0	XX	U

qPublic.net™ Spalding County, GA

Summary

Parcel Number	053 01001
Location Address	1447 D F FULLER DR
Legal Description	D F FULLER DR 22.62 AC +/- (Note: Not to be used on legal documents)
Class	V4-Consv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	39.963
Acres	22.62
Homestead Exemption	No (S0)
Landlot/District	111 / 02

View Map

Owner

FAIRCROFT INVESTMENTS LLLP
117 RUNNYMEDE RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consv Use	Map#<100 - ScatteredSmPars<25a	Acres	985,327	0	0	22.62	0

Conservation Use Rural Land

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J	FAIRCROFT INVESTMENTS LLLP
12/31/1906	17 322		$0	NON FAIR MARKET VALUE		FLYNT J J

Valuation

		2022	2021	2020	2019
	Previous Value	$118,100	$118,100	$118,100	$118,100
	Land Value	$118,100	$118,100	$118,100	$118,100
+	Improvement Value	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0
=	Current Value	**$118,100**	**$118,100**	**$118,100**	**$118,100**
	10 Year Land Covenant (Agreement Year / Value)	2022 / $18,194			

Assessment Notices

2022 Assessment Notice (PDF)

No data available for the following modules: Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/17/2022, 11:31:12 AM

Version 2.3.213

City of Griffin Rezoning Request

Please see attached application for rezoning for the City of Griffin.

Parcel Number: 053 01001 111 – Tax Map included with application

Acreage: 21.03 – survey and site plan included with application

Current Owner of Property: Faircroft Investments, LLLP – Owner Authorization form included with application

Applicant: Gateway Development Corporation

Current Zoning: LDR – B

Proposed Zoning: HDR – B

Permit #: 8301
Permit Type:
Address: 1447 D F FULLER DR
City:
State:
Zip: 30224
Owner: FAIRCROFT INVESTMENTS LLLP
Owner Address: DRAWER A
Owner City: GRIFFIN
Owner State: GA
Owner Zip: 30224
Owner Phone:
Owner Email:
Receipt #: 8623
Date: 08/19/2022
Paid By:
Description:
Payment Type: Check
Payment Type Description: 1440
Accepted By: Erin Kelley

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Residential - Rezoning	Zoning - Land Use Permit		0.00	250.00	250.00
				Total:	**$250.00**

GRIFFIN, GA
PROPOSED SITE PLAN

SITE 1:
MULTIFAMILY APARTMENTS
22 ONE BEDROOM UNITS
96 TWO BEDROOM UNITS
32 THREE BEDROOM UNITS
150 TOTAL APARTMENTS

PARKING PROVIDED AT A RATE OF 1.9 SPACES PER UNIT = 285+ SPACES

SITE DENSITY
10.89 ACRES WITH 150 UNITS =
13.89 UNITS PER ACR

SITE 2:
FUTURE DEVELOPMENT

SITE AREA: 10.14 ACRES

West Poplar Road (50' R/W)
N61° 54' 26"E 434.05'
P.O.B. ½" rbf
S07° 30' 18"E 450.02'
½" rbf
S04° 13' 10"E 773.60'
½" rbs
D.F. Fuller Drive (50' R/W)
1" otp
20' Sanitary Sewer Easement (DB. 1527 Pg. 233-236)
Apparent 25' Sanitary Sewer Easement (No Deed Found)
COMMUNITY/ LEASING
POOL
PHASE 1: MULTIFAMILY APARTMENTS
FUTURE DEVELOPMENT
1 Story Stucco
N00° 19' 14"W 413.76'
N06° 45' 18"W 277.10'
S86° 20' 53"W 390.00'
N89° 21' 33"W 353.58'
N00° 36' 05"E 123.40'
N72° 10' 21"W 127.66'
⅜" rbf in concrete
WILLOW WAY

1 PROPOSED SITE PLAN
1" = 60'-0"

N
15' 30' 60' 120'

PRINTS ISSUED
AUGUST 31, 2022

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

GATEWAY AT GRIFFIN, GA
GRIFFIN, GA

SHEET TITLE
PROPOSED SITE PLAN

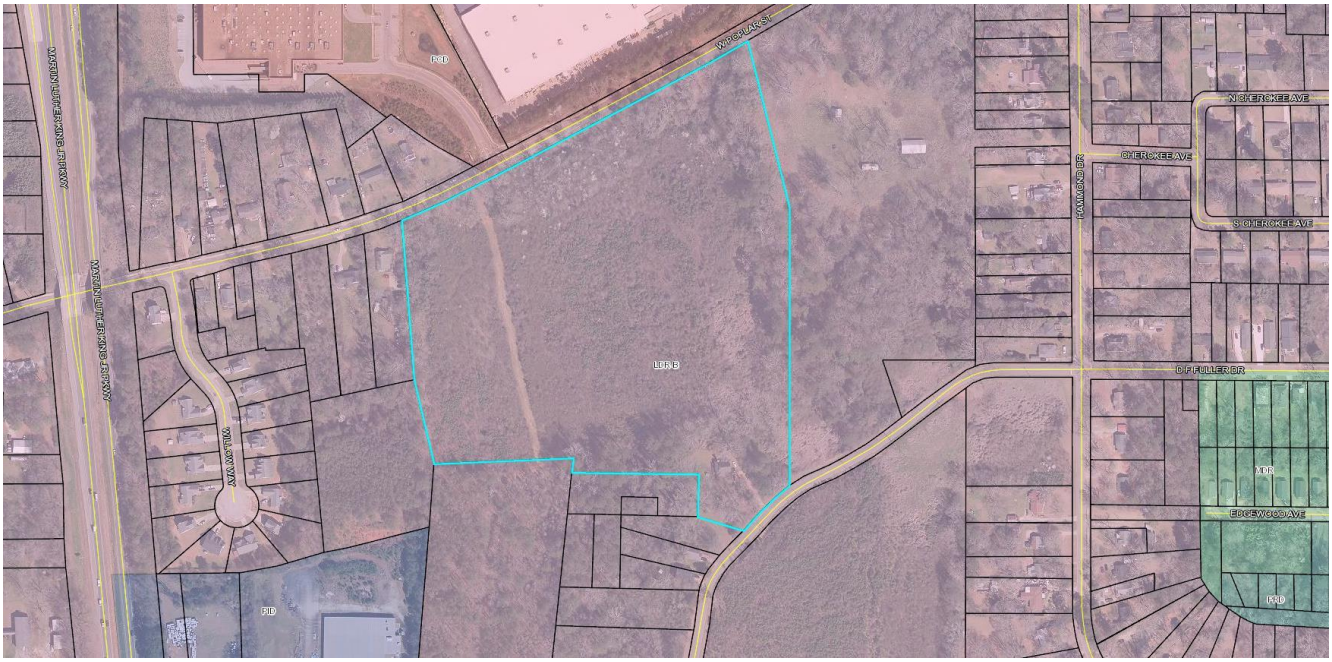
PROJECT NUMBER: 221xx-PR

SHEET NUMBER:

SA-01

1447 DF Fuller Drive
REZONING REQUEST
(Project No. 22-REZ-04)

Applicant: Gateway Development Corporation
Owner: Faircroft Investments LLLP



Current Land Use Classification	Residential
Current Zoning	Low Density Residential B, LDR-B
Proposed Zoning	High Density Residential B, HDR-B
Future Land Use Designation	Residential
Proposed Use	Residential
Parcel Size	22.62 +/- acres
Map, Block & Lot Number	Map 053 Block 01 Lot 001
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 6 Rodney McCord
Planning Board Member	District 6 Rebekah Betsill
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. Two signs were placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.

Proposal/Site Location:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62± acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. The plan was downsized after submittal to a 150 multi-family apartment complex only due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint.

The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 706 – Low Density Residential B (LDR-B)
- Article 7. Section 710 - High Density Residential B (HDR-B)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Future Land Use Map (FLUM) has the subject property planned as Residential.
Citizen Notification & Participation	Yes	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. Two signs were placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.
Economic Development	Yes	In fill development
Natural & Historic Development	Yes	Staff is not aware of any historical on natural issues
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and associated FLUM. FLUM has the subject property planned as Residential. *However, the Character Map in the Comprehensive Plan designates the property as Suburban Development (see response to "e" below).

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PCD	Commercial
South	LDR-B	Residential
East	LDR-B	Residential
West	LDR-B	Residential

The subject property is predominately surrounded by single family residential uses with high intensity commercial uses to north that front along the Georgia Highway 16 corridor. Immediately adjacent to the east, west and south are varying levels of existing residential development with respect to density. All of these areas are zoned LDR-B, Low Density Residential.

Within 1/4 mile north of the subject property on the Georgia Highway 16 corridor is an existing apartment complex zoned High Density Residential – B, (HDR-B).

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the zoning proposal does have a reasonable economic use as it is currently zoned LDR-B, Low Density Residential. The lot is 22.62 +/- acres and could potential net 40+ single family residential lots under LDR-B.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The zoning proposed will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The primary question with this request is not land use but the proper density within the residential land use requested. The subject property is surrounded by single family residential development and zoning. However, within 1/4 mile of the subject property on Georgia Highway 16 is an existing apartment complex zoned High Density Residential – B, (HDR-B) and high intensity commercial development zoned PCD to the north.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

The relative gain to the public with the existing zoning appears to be minimal as the property has remained vacant for an extended period of time. Additionally, the Griffin Spalding area is sorely lacking quality and affordable housing.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the future land use designations of residential and the character area of suburban development which does promote multi-family residential use as one of the primary land uses.

The property also has access to water, sewer and electrical service. However, it must be noted that the subject property is located within Shoal Creek sewer basin with limited capacity. A capacity letter dated September 19, 2021 from our Water/Wastewater Department does provide capacity to develop only 150 units. But on July 12, 2022, the city enacted a moratorium for new sewer connections in the Shoal Creek Service area. Communications with our Water/Wastewater department

has recommended that a sewer flow analysis be conducted verifying that the added demand can be handled by the existing system.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to High Density Residential B, (HDR-B) does have compatibility with surrounding properties and uses. Approximately 1/4 mile to the north on Georgia Highway 16 is an existing apartment complex with is zoned High Density Residential B, (HDR-B). The applicant is proposing to develop a 150-unit apartment complex on 22.62 acres of land which is an approximate density of 6 units per acre. Current zoning allows 2 units per acre. An increase to 6 units per acre is not too drastic.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development Staff is not aware of any environmental, historic or cultural concerns unique to the subject property. Due to the proximity of single family residential uses, if approved, staff would advise a buffer to surround the proposed development.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There has been a significant commercial development in this vicinity within the last ten (10) years to the north with the new Kroger development.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property has been vacant and undeveloped for over 10 years.

Staff Comments:

The applicant, Gateway Development Corporation, is requesting rezoning of the subject property from Low Density Residential B, LDR-B to High Density Residential B, (HDR-B). The property currently has double frontage along both W. Poplar Street and DF Fuller Drive and is a 22.62± acre tract of land. The applicant's original proposal was for a 160-unit multi-family apartment community along with 120 units of senior housing for a total unit count of 280 dwellings. The plan was downsized after submittal to a 150 multi-family apartment complex

only due to limited sewer capacity. The applicant has provided examples of similar styles of apartment complexes that they are proposing from an architectural standpoint.

The applicant is submitting a 4% Low Income Housing Tax Credit (LIHTC) application to DCA in October for the subject property.

Staff has concerns regarding the sewer capacity in the Shoal Creek basin along with the timing of existing sewer moratorium for the same basis adopted in July.

Planning and Development Staff Recommendation(s):

Planning staff recommends **TABLING** of the request (22-REZ-04) to rezone 22.62+/- acres tract of land located at 1447 DF Fuller Drive to High Density Residential – B until such time that the developer can provide a sewer flow analysis to the City of Griffin Water/Wastewater department verifying that the added demand can be handled by the existing system.

Submitted by:

Chad Jacobs, Director
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone property located at 1556 Old Atlanta Road consisting of 0.28+/- acres from Planned Industrial Development (PID) to Planned Commercial Development (PCD). *Director of Planning & Development, Chad Jacobs will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocery. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it makes better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (22-REZ-02) to rezone 0.28+/- acres tract of land located at 1556 Old Atlanta Road from Planned Industrial Development to Planned Commercial Development with no conditions.

At its hearing on September 19, 2022 the Planning & Zoning Board voted 3-0 to approve.

FINANCIAL IMPACT:

N/A

Submitted By:
Chad Jacobs

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Application, 1556 Old Atlanta Rd.pdf
Rezoning_Ordinance_22-REZ-02__1556_Old_Atlanta_Rd_-_PCD.pdf
22-REZ-02__1556_Old_Atlanta_Rd_Staff_Report.pdf

#8272

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR REZONING

Date Received: 8-12-22 Application Number: 22-REZ-07

Applicant: Randy Pollard / One International Telephone Number: 678-699-2893

Email Address: rpollard@oneinternationalcrg

Address: 1556 old Atlanta Rd. Griffin, GA. 30223

Project Name/Description: Fred's Place

Address/Location: 1556 Old Atlanta Rd., Griffin, GA. 30223

Tax Map 067 Block 05 Lot Number 001

Zoning PID Parcel(s) Size: .28 acre (acres or square feet)

Applicant is: Property Owner ✓ Engineer: _____ Architect: _____

Realtor: _____ Other: _____

Application fee amount: 350.00

Paid by: NA Check (check # _____) ✓ Cash

_____ Cashier's Check _____ Other

I attest that this Rezoning Application and its attachments meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes, and regulations to the best of my knowledge.

Randy Pollard Date: 8/9/22

Signature of Applicant (or authorized representative)

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

REZONING QUESTIONNAIRE

Date Submitted: 8-12-22 Application Number: 22-REZ-02

Applicant Name: One International, Inc. / Randy Pollard

Address of Property: 1556 Old Atlanta Rd, Griffin, GA. 30223

Tax Map, Block and Lot Number: 067 05 001

Applicable Zoning Ordinance Section: _____

A. The following information must be submitted with the Rezoning Application:

1. One (1) copy of a site plan, boundary survey, and Tax Map of the property

B. Please provide written answers to the following questions to justify a Request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

1. Provide a list of the existing uses and zoning of adjacent property.
Property is currently zoned PID. The building is currently unused.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
The property does not have a reasonable economic use as currently zoned. The highest and best use of the property is to operate as a small community dining establishment just as it has done so from 1947 to 2008.

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
The requested zoning will permit a use that is suitable in regards to the use and development of adjacent property. The use would be to serve adjacent businesses and residents with an additional dining option that is convenient and historically relevant.

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
The relative gain to the public will be the restoration of the historic Fred's Place dining establishment. The rezoning will permit us to reopen Fred's Place as both a small grocer and restaurant business. We will adopt the original business name as listed in the 1947 and later Spalding County directories as Fred's Place under the categories of both restaurant and grocery and will provide the historic original services of both "restaurant" and "grocer" to the community in a modern context.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
The property is totally suitable for the purposes for which we seek to have it rezoned. The property has operated as a restaurant from 1947 until 2008. We are seeking to reopen and use the property as it has always been used. All relevant infrastructure is available via services provided by the City of Griffin.

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
The proposed use of the subject property, if rezoned is compatible with the surrounding properties and uses. The establishment will provide dining options for both businesses and neighborhood residents as well as for surrounding areas.

7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
Fred's Place has deep historical ties to the local community and beyond. The renovation of the building has already generated much discussion and excitement regarding the possibility of reopening Fred's Place. To resume operations under the original name should bolster community engagement and increase awareness of the historic and cultural significance of the venue for local residents.

8. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?
The subject property has been vacant and unused since 2008.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
OWNER'S AUTHORIZATION

This is to certify that: Rendy Pollard

(Name of Applicant, Property Owner, or other Representative)

The person named above is the Owner or Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

✓ Rezoning	____ Minor Site Plan
____ Special Use Request	____ Preliminary Site Plan
____ Variance Request	____ Final Site Plan/ Subdivision Plat

Applicant: Rendy Pollard Telephone Number: 678-699-2893
Address: 1556 Old Atlanta Rd. Griffin, GA. 30223

Rendy Pollard Date: 8/10/22
Signature of Owner

_____ Date: _____
Signature of Representative

Erin Kelley
Notary Signature and Seal
Commission expiration date: 1-30-26

ERIN KELLEY NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 30, 2026

Fred's Place
Menu

HOT DOGS

- Regular Hotdog
- Footlong Hotdog
- Vegan Hot Dog
- Cheddarwurst
- Bratwurst

BURGERS

- Hamburger - single, double, triple
- Impossible Burger - single, double, triple

MORE

- Philly Cheesesteak

- Meatballs
  Appetizer - 3 meatballs with sauce
  Sandwich

- Arancini
  Appetizer – 3 Arancini balls with sauce

- BBQ Smoked Pulled Pork sandwich
  Sandwich – Round Bun or Long Bun

- Grilled Bologna Sandwich

- Grilled Chicken
  (Choose your plate): Sandwich Plate, Pasta Plate, or Salad Plate

- Grilled Salmon
  (Choose your plate): Sandwich Plate, Pasta Plate, or Salad Plate

- Beef Provencal served over pasta

- Grilled Cheese

- Pasta Bowl: Ravioli or Tortellini

SIDES

- Chips: bag variety
- French Fries
- Onion Rings
- Mac & Cheese
- Cole Slaw
- Baked Beans
- Chili
- Frito Pie

NO. 22 - 08

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 067 05001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Planned Industrial Development (PID) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Randy Pollard/One International
Owner: One International
Properties: Spalding County Tax Parcel 067 05001, (0.28 +/- acres) located at 1556 Old Atlanta Road

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, September 27, 2022

1556 Old Atlanta Road
REZONING REQUEST
(Project No. 22-REZ-02)

Applicant: Randy Pollard / One International
Owner: One International



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Commercial
Proposed Use	Commercial
Parcel Size	.28 +/- acres
Map, Block & Lot Number	Map 067 Block 05 Lot 001
Planning & Zoning Board	September 19, 2022
City Commission	September 27, 2022
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 1 KD Fisher
Citizen Notification	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.

Proposal/Site Location:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocer. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it made better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 712 – Planned Commercial Development (PCD)
- Article 7. Section 715 – Planned Industrial Development (PID)

The following sections of the City of Griffin 2018 - 2038 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	Future Land Use Map (FLUM) has the subject property planned as Commercial.
Citizen Notification & Participation	Yes	Legal notice was run in the August 26, 2022 edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 1, 2022 as well.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the associated FLUM. FLUM has the subject property planned as Commercial. Most of the adjacent surrounding city tracts are designated as Commercial on the FLUM.

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Commercial/Industrial
South	PID	Commercial/Industrial
East	PID	Residential
West	PCD	Commercial

The subject property is currently zoned Planned Industrial Development (PID). The properties immediately surrounding to the south and east are all zoned Planned Industrial Development (PID) but have heavy commercial uses on them along with a handful of legal non-conforming (grandfathered) residential dwellings. The parcels to the northwest and west are zoned Planned Commercial Development (PCD) and have various retail and service industry uses along with some legal non-conforming residential dwellings.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal may not have a reasonable economic use as currently zoned due its size limitation (.28 acres) and the limited permitted uses within the PID zoning district.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The nearby properties to the northwest and west are zoned Planned Commercial Development (PCD) and are currently used as commercial. The proposed zoning of PCD can be considered suitable and even more favorable to help encourage the area to redevelop in a less heavy commercial/industrial use pattern.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the .28-acre tract. Rezoning provides the property owner greater degree of flexibility which in turns limits the possibility of the property sitting vacant.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Future Land Use Map (FLUM) which identifies this property as Commercial. The

use of this parcel is commercial and the City of Griffin supplies the water, sewer, and electric.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses. The parcel is adjacent to other properties that are currently zoned Planned Commercial Development (PCD). The Comprehensive Plan and the associated FLUM indicate this parcel as commercial.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any cultural concerns unique to the subject property; however, the property historically has been used as a restaurant.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes of the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The property has been developed since the 1940's and used primarily as a restaurant. Recent use of the property has been primarily for storage.

Staff Comments:

The applicant, Randy Pollard/One International, is requesting a zoning change of 0.28 acres located at 1556 Old Atlanta Road from Planned Industrial Development (PID) to Planned Commercial Development (PCD) for the purposes of operating a small restaurant and grocer. Eating establishments are only allowed in PID with the approval of a Special Use Permit. As the Comprehensive Plan and the FLUM have this location planned commercially, it made better sense to rezone the property to a commercial zoning designation. Historically, the property was used as a restaurant called Fred's Place.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (22-REZ-02) to rezone 0.28+/- acres tract of land located at 1556 Old Atlanta Road from Planned Industrial Development to Planned Commercial Development with no conditions.

Submitted by:

Chad Jacobs, Director
Planning and Development Services

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a Resolution, per Sec. 2-190 of the Griffin Code of Ordinances, to ratify a purchase order with Crawford Grading & Pipeline, Inc., lowest responsive quote, for paving in the Hillandale subdivision, including full depth reclamation, asphalt, and striping in the amount of $227,672.30. *Public Works Director, Mariza Eller, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

Several water main breaks have occurred in the Hillandale Subdivision on Hillandale Drive near Valley Drive. Due to the frequency of the breaks as well as the age and condition of the infrastructure, Watershed Management is replacing the water main in the area. As a result of the construction, there has been severe damage to the street that necessitates repaving and striping the street.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The total cost of paving and striping on Hillandale Drive is $227,672.30, which will come from the SPLOST 2016 excess proceeds (321-4220-52-2200).

Submitted By:
Mariza Eller

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Hillandale Repaving Quotes & PO.pdf
RES Declaring Emergency for Hillandale Paving Following Watermain Break.docx

Griffin
Growing, TOGETHER

City of Griffin, Georgia
100 S Hill Street
P O Box T
Griffin, Georgia 30224
(770) 229-6401

DATE: 9/7/22

FY23 Purchase Order No. _____

Bid/Quote No. _____

Vendor No. _____

Vendor Name & Address
Crawford Grading & Pipeline Inc.
1505 Dunlap Rd
Luthersville, GA 30251
slee@crawfordgrading.com

Ph: 770-927-0413 Fax:

Per Georgia State Code 48.8, the City of Griffin is tax exempt from sales and use tax.

Deliver to:
City of Griffin
Public Works
100 South Hill St
Griffin, GA 30223

Freight is FOB Destination Deliveries are accepted between the hours of 8:00 a.m. and 4 p.m.	Submit APPROVED packing slips to Accounts Payable. Highlight PO# & account distribution. Note any changes or additional accounts.
*Terms: Net 30 unless otherwise specified on PO	

ATTN: Mariza Eller/Brandon Lewis

Phone: 770-229-6603 Fax: _____

- - ANY CHANGE ORDERS TO ANY PO OR WORK ORDERS MUST BE AUTHORIZED IN WRITING AND APPROVED. ALL INVOICES SUBMITTED FOR PAYMENT MUST REFERENCE A VALID PURCHASE ORDER NUMBER. - -

- VENDORS MUST HAVE A CURRENT REGISTRATION ON FILE PRIOR TO PO PROCESSING - **On File? Y/N** **Y**

Description	Account Number	Quantity	UOM	Unit Price	Extended Totals
Hillandale Drive Water Line Emergency Paving includes Full Depth Reclamation, Asphalt & Striping	321 - 4220 - 52 - 2200 0000	1	each	227.672.30	227,672.30
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
	- - - -				
CAPITAL PROJECT #:	- - - -	*enter debit/credit amounts in*			
(DISTRIBUTION & $$)	- - - -	*the extended totals column*			

COMMENTS: **Totals: $** **227,672.30**

FY23 Purchase Order

COG USE ONLY ⬇ COG USE ONLY ⬇

PRICING METHOD:

	Verbal / Phone	**Dept / Requestor / Date** Mariz 9/7/22 — **Purchasing / Date**
X	Email/Mail/Fax	**Department Mgr / Date** — **Finance Director / Date**
	Bid / RFP #	
Copy emailed to Supplier ☐	Supplier Notified	**City Manager / Date** — **BOARD / Date**

TERMS AND CONDITIONS OF PO / CONTRACT

ARTICLE 1 PURCHASE ORDER AUTHORIZATION

Vendors are required to be registered with the City and to have an authorized City Purchase Order (P.O.) before any items/goods/services are delivered. Any shipments made prior to the receipt of a City P.O. are made at the sole risk of the vendor. Payment may be withheld for any and all items/goods/services delivered without an authorized P.O.

ARTICLE 2 PURCHASE ORDER NUMBER

The Purchaser's purchase order number and the successful seller's name (from the bid or proposal) must appear on all packing slips, packages, invoices, bills of lading, warehouse receipts and correspondence with Purchaser. Materials must be properly packaged and marked with the order number. Damaged material will not be accepted.

ARTICLE 3 ACCEPTANCES

All terms and conditions of the purchase order shall become part of the contract between the Seller and Purchaser; the Seller's different or additional terms will not become part of this contract.

ARTICLE 4 PRICE

Seller warrants that the prices quoted hereunder are the lowest prices these or similar articles are sold by the Seller to other customers and in the event of any price reduction between execution of the purchase order and delivery of the goods, purchaser shall be entitled to such reduction.

ARTICLE 5 DELIVERIES, TITLE AND RISK OF LOSS

Title shall pass to Purchaser on delivery of the conforming goods to Purchaser's designated plant or location. Notwithstanding any agreement to pay freight express or other transportation charges, the risk of loss or damage in transit shall be upon the Seller. Delivery shall not be complete until the goods have been actually received, inspected and accepted by the Purchaser.

ARTICLE 6 PARTS

The Seller agrees to make functional parts available for a period of five years after final production run.

ARTICLE 7 WARRANTIES

The Seller warrants that the goods and services supplied hereunder will be of good workmanship and of proper materials, free from defects and in accordance with specifications. If the Seller knows of the Purchaser's intended use, the Seller warrants that the goods or services are suitable for that intended use.

ARTICLE 8 REMEDIES

Regardless of whether goods are being sold or leased or whether services are being performed, the Seller and Purchaser agree that both parties have all the Uniform Commercial Code rights, duties, and remedies available as well as all remedies allowed by law and the purchase order.

ARTICLE 9 CONFLICTS OF LAWS

The agreement of purchase and the performance of the parties hereunder shall be construed with and governed by the laws of the State of Georgia.

ARTICLE 10 MODIFICATIONS

No modifications in prices, delivery methods or schedule, quality, quantity, specifications or any other term of the contract will be effective unless agreed to in writing, signed by Procurement

ARTICLE 11 PATENT INFRINGEMENT

Seller shall hold purchaser harmless from all judgments and expenses arising out of any alleged patent infringement by our use of the merchandise ordered.

ARTICLE 12 TERMINATIONS FOR CAUSE

Purchaser may terminate this contract for cause in the event of a default by Seller. In such event, Purchaser shall not be liable to Seller for any amounts, and Seller shall be liable for and shall hold Purchaser harmless from any damage occasioned by Seller's breach or default.

ARTICLE 13 TERMINATIONS FOR CONVENIENCE

Purchaser may at any time terminate the order in whole or in part for its convenience upon which written notice to Seller in which event Seller shall be entitled to reasonable termination charges which reflects the percentage of the work performed prior to termination.

ARTICLE 14 ENTIRE AGREEMENTS

The purchase order and any documents referred to on the face thereof constitute the entire agreement between the parties and can only be modified in writing and signed by both parties. No part of this order may be assigned or subcontracted without the written approval of the Purchaser. Any moneys due Purchaser from Seller can be set off from any moneys due Seller from Purchaser whether or not under this contract. Purchaser's failure to insist on any right shall not operate as a waiver of any other right. Time is of the essence of this contract.

ARTICLE 15 WORKS ON PREMISES

If the order includes work to be performed on Purchaser's premises, Seller agrees to indemnify the Purchaser from all loss or damage arising out of such work, to observe the highest safety standard, to maintain adequate insurance and to furnish evidence of such insurance at Purchaser's request.

ARTICLE 16 QUALITY GUARANTEE

If any product delivered does not meet applicable specifications, or if the product shall not produce the effect that the supplier represents to the City, the supplier shall pick up the product from the City at no expense to the City. Also, the supplier shall refund to The City of Griffin any money which has been paid for the same. The supplier shall be responsible for attorney fees in the event the supplier defaults and court action is required.

ARTICLE 17 QUALITY TERMS

The City reserves the right to reject any and/or all materials if, in its judgment, the items reflect unsatisfactory workmanship, manufacturing or shipping damage.

CRAWFORD
GRADING & PIPELINE, INC.
(770) 927-0413 Office (770) 927-2533 Fax
1505 Dunlap Road, Luthersville, GA 30251
www.crawfordgrading.com

Proposal

Submitted To: Jimmy Hardy
City of Griffin
jhardy@cityofgriffin.com

Date: September 6, 2022

Job Name	Job Location	Plan Information
Hillandale Drive Water Line Emergency Paving (FDR)	Griffin, Ga	N/A

SCOPE OF WORK

Description	QTY	UNIT	UNIT PRICE	TOTAL
FULL DEPTH RECLAMATION				
MOBILIZATION	1	LS	$7,000.00	$7,000.00
8" FDR TO ACCOMMODATE 2" NEW PAVEMENT	4,770	SY	$14.65	$69,880.50
PORTLAND CEMENT	125	TN	$237.00	$29,625.00
TRAFFIC CONTROL FOR FDR	3	EA	$1,250.00	$3,750.00
TESTING	1	LS	$6,532.00	$6,532.00
ASPHALT				
2" ASPHALT TOPPING	4,770	SY	$22.24	$106,084.80
STRIPING				
STRIPING MOBILIZATION & TRAFFIC CONTROL	1	LS	$1,440.00	$1,440.00
5" YELLOW LINE	3,100	LF	$1.02	$3,162.00
STOP BAR - WHITE	1	EA	$198.00	$198.00
			TOTAL:	**$227,672.30**

PROJECT NOTES:

1) ANYTHING NOT LISTED ON ABOVE QUOTE EXCLUDED.
2) CITY OF GRIFFIN TO PROVIDE WATER & METER IF NEEDED.
3) NOT RESPONSIBLE FOR DAMAGE OR REPAIR OF UNMARKED OR UNLOCATED PRIVATE UTILITIES.
4) QUANTITIES ARE ESTIMATED; WE WILL FIELD MEASURE FOR PAYMENT.
5) BONDS EXCLUDED.
6) ALL GRASSING AND EROSION CONTROL IF NEEDED; BY OTHERS.
7) PRICE FOR ASPHALT PAVING DOES NOT INCLUDE UNDERCUTTING OF ROAD (IF REQUIRED).
8) NO THERMO PAINT QUOTED FOR STRIPING.

Notes:
Price does not include permits, bonds, license, engineering, staking, surveying, silt fence, clearing, landscaping, pavement, curb or sidewalk replacement **unless noted above**. Rock Excavation is $100.00 per Cubic Yard. Minimum Rock Excavation Fee is $5,000.00

This Proposal may be withdrawn if not accepted within **30** days.

If any additional testing or any intermediate testing is required, then an additional fee will be charged.

To accept this quotation, sign here and return: _____

McLeRoy INC. Since 1971

200 Plaza Drive
Zebulon, GA 30295

www.mcleroyinc.com

Phone: 770.567.3514
Fax: 770.567.3300

PROPOSAL

DATE: 9/6/2022

PROJECT: **Hillandale FDR**
Jimmy Hardy
City of Griffin
jhardy@cityofgriffin.com
678-603-8906

McLeRoy, Inc. is pleased to propose the following:

DESCRIPTION - FULL DEPTH RECLAMATION	QTY	UNIT
Traffic Control	1	LS
Mobilization	1	LS
Full Depth Reclamation (45lb/SY)	4770	SY
Recycled Asphaltic Concrete 9.5 MM Superpave (220#/SY)	450	TN
Bituminous Tack Coat	430	GL
Solid Traffic Stripe- 5" Yellow (Double) Paint	1500	LF
Thermoplastic Solid Traffic Stripe, 24" White (Stop Bar)	16	LF
TOTAL:	**$ 239,347.00**	

Thank you for the opportunity to provide this proposal.

Respectfully Submitted,

Matt Andrews

Matt Andrews

- *All the above has been quoted according to normal site conditions. Should underground water, rock, unsuitable soil, or abnormal conditions be encountered during site excavation, additional compensation will be required.*
- *This quote excludes anything not specifically listed above.*
- *Utility conflicts and relocations are not considered as part of this quote.*
- *Impact fees, tap fees, permits, as-builts, and testing are not included in this proposal.*
- *Price is good for 30 days from proposal date.*

Mariza Eller

From: Jimmy Hardy
Sent: Tuesday, August 23, 2022 2:13 PM
To: Mariza Eller
Subject: Asphalt - East Coast Grading

Hey Mariza,

I just wanted to update you. I have been calling East Coast Grading for a week trying to get a quote on the paving for Hillandale. I have not been able to get them to respond.

Jimmy Hardy
Public Works | Public Works Operations Manager
100 South Hill St.
Griffin, GA 30224

P: (770) 229-6603
C: 678-603-8906
E: jhardy@cityofgriffin.com
W: cityofgriffin.com

The City of Griffin shall be a model of excellence in local government; a safe, well-planned community with equal opportunity for all.

Mariza Eller

From: Jimmy Hardy
Sent: Tuesday, August 23, 2022 2:21 PM
To: Mariza Eller
Subject: Asphalt - C.W. Matthews

Mariza,

I spoke with Mike Kleuckling with C.W. Matthews today regarding the paving quote for Hillandale. Mike informed me that I should be calling McLeroy as they just won the paving bid and would give us the best price and could piggyback Hillandale paving to the bid. Mike stated that Cities and Counties do that all the time. I asked him for his quote as this was coming from different funding. Mike informed me that he was 3 months out from being able to pave and if I would send him the lengths and widths that he would give a quote when he had time. Mike strongly urged me at the end of conversation to once again reach out to McLeroy.

Let me know how to proceed with C.W.Matthews.

Jimmy

Jimmy Hardy
Public Works | Public Works Operations Manager
100 South Hill St.
Griffin, GA 30224

P: (770) 229-6603
C: 678-603-8906
E: jhardy@cityofgriffin.com
W: cityofgriffin.com

The City of Griffin shall be a model of excellence in local government; a safe, well-planned community with equal opportunity for all.

No. 22-

A RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, DECLARING THE CITY OF GRIFFIN PUBLIC WORKS DEPARTMENT AN ESSENTIAL GOVERNMENT SERVICE; DECLARING AN EMERGENCY TO EXIST IN ORDER TO RETROACTIVELY APPROVE THE EMERGENCY LABOR SERVICES FOR PAVING, INCLUDING FULL DEPTH RECLAMATION, ASPHALT & STRIPING ON HILLANDALE DRIVE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Griffin (hereinafter "City") operates a Public Works Department to provide efficient operation and maintenance of public works infrastructure, facilities, and services;

WHEREAS, the Public Works Department is the sole provider of certain public works services within the City of Griffin, including maintenance of public works infrastructure, such as roads, and facilities;

WHEREAS, a series of water main breaks in Hillandale Subdivision, specifically on Hillandale Drive and Valley Road, have caused service disruptions which necessitated immediate, emergent replacement of the water main to prevent further breaks which posed a danger to the public health and/or would result in a loss of an essential government service for customers within the impacted area;

WHEREAS, following the completion of the emergency water main repair, the City of Griffin required emergency paving, including full depth reclamation, asphalt, and striping of Hillandale Drive which, if not repaired, would pose a danger to the public health and/or would result in the loss of an essential government service for citizens utilizing the impacted road;

WHEREAS, the Board of Commissioners, considers the City of Griffin Public Works Department an essential government service; and

WHEREAS, the Georgia Local Government Construction Law, O.C.G.A. § 36-91-1, *et seq.*, and City of Griffin Code Sec. 2-190, requires the advertisement and solicitation of competitive sealed bids for all purchases of equipment, materials, or supplies exceeding $25,000 or for public works construction contracts having a value of $100,000.00 or more, except when required by an "emergency," which said law defines as any situation resulting in imminent danger to the public health or safety or the loss of an essential government service; and

WHEREAS, if the Public Works Department cannot immediately complete the emergency paving on Hillandale Drive, the incomplete road would pose an imminent danger to public health and would result in prolonged disruption of travel on the road, and the loss of an essential government service.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN that this Board finds and hereby declares an "emergency" to exist if the City of Griffin Public Works Department is unable to procure materials and services for the emergent paving, including depth reclamation, asphalt, and striping, on Hillandale Drive as a result of compliance with the procedures set forth in the City of Griffin Charter and/or the Georgia Local Government Construction Law requiring advertising and solicitation of competitive sealed bids from qualified vendors.

FURTHER RESOLVED, that this Board retroactively authorizes the City Manager and Mayor to execute any documents necessary to purchase procure emergency paving labor services and supplies from Crawford Grading & Pipeline Inc., including full depth reclamation, asphalt, and striping, for Hillandale Drive, dispensing with the procedures that would normally be followed in soliciting and awarding a public works contract or sealed competitive bid for purchase of equipment;

SO RESOLVED, this 27th day of September, 2022.

_____
Douglas S. Hollberg, Mayor

Attest:

_____
Jessica W. O'Connor, City Manager

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a construction contract with Renfroe Construction Company, low bidder, in the amount of $1,225,000.00, for the construction of the City of Griffin Electric Department's building addition, located at 1010 N. Hill Street, consider the drawdown of an amount not to exceed $1,225,000.00 from the MEAG Municipal Competitive Trust, Short Term Flexible Operating Account, and amend the budget accordingly. *Electric Director, Jennifer Freeman, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The addition of 3,886 square feet to the existing Electric Operations Building will be used for the Director, Deputy Director, Key Account Specialist and all of Systems Operations personnel. Renfroe Construction constructed the original building and was the lowest bidder for the addition. Once the addition is complete, all of Electric, aside from Customer Service, will be located at the Operations Building on N. Hill Street. This move will improve logistics for our department and free space at One Griffin Center for other city departments.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The initial $1,225,000 will be pulled from the Municipal Competitive Trust (MCT) and reimbursed with funds resulting from the sale of Georgia Public Web, which the City expects to receive approximately $2,750,000.

Submitted By:
Jennifer Freeman

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Award Recommendation_J. Freeman 09.09.2022.pdf
Renfroe_Agreement.pdf
AGENDA ITEM 20220927 BA Resolution Electric Facility Expansion MCT STP Drawdown.pdf

PARAGON

September 9, 2022

Jennifer Freeman
Griffin Power
100 South Hill Street, 1st Floor
Griffin, GA 30223

RE: New Building Addition Project

Dear Jennifer:

Paragon Consulting Group (PCG) has reviewed the bids submitted on September 6, 2022, for the above project. The low bid was submitted by Renfroe Construction Co., LLC. PCG has evaluated the bid package submitted by Renfroe Construction and found it complies with the stipulations set forth in the project specifications, including a valid bid bond in the amount of five percent of the bid. Based on the bid results and verification of the bid package, PCG recommends Griffin Power award the project to Renfroe Construction Co., LLC for the bid amount of $1,225,000.00.

Feel free to contact me should you have any questions concerning the recommendation.

Sincerely,

PARAGON CONSULTING GROUP, INC.

Charles N. Penny, P.E.
Senior Engineer

Attachment: Summary of Bids

CNP/jbg

Project: Griffin Power Building Addition

Date: September 6, 2022 **Time:** 2:00PM

Signature:

Location: City of Griffin

Contractor Name	Addendum #1				Bid Bond	Bid Form	Qual Stmt	Base Bid	Alternates		Remarks
Renfroe Construction Co Rob Shurley 4611 Ivey Dr Suite 400 Macon GA 31206 478-471-9110 478-471-7295 rshurley@renfroeconstruction.com	✓				✓	✓	✓	**$1,225,000.00**	**1** **2** **3** **4**		
Headley Tim Kilgore 44 East Washington Street Newnan Ga 30263 770-253-8027 tkilgore@headleyconstruction.com	✓				✓	✓	✓	**$1,289,000.00**	**1** **2** **3** **4**		
MEJA Construction Rachel Waltrip 107 Guthrie Way Peachtree City GA 30269 770-775-1700 770-775-1755 rachelwaltrip@mejaconstruction.com	✓				✓	✓	✓	**$1,945,000.00**	**1** **2** **3** **4**		
McLeRoy Mark Sollenberger 200 Plaza Drive Zebulon GA 30295 770-567-3514 770-567-3300 mark@mcleroyinc.com	✓				✓	✓	✓	**$2,375,383.00**	**1** **2** **3** **4**		

Project: Griffin Power Building Addition

Date: September 6, 2022 **Time:** 2:00PM

Signature:

Location: City of Griffin

Contractor Name	Addendum #1				Bid Bond	Bid Form	Qual Stmt	Base Bid	Alternates		Remarks
Patrylo Inc Drusilla Mitchell 665 Highway 74 South Suite 100 Peachtree City GA 30269 770-632-0828 dmitchell@forzagroup.us								**NO BID**	**1** **2** **3** **4**		
Diversified Construction of Georgia Inc. Richard Murrah 104 Vista Dale Court Tucker, GA 30084 678-705-4373 404-633-5932 bids@dcofgeorgia.com								**NO BID**	**1** **2** **3** **4**		
									1 **2** **3** **4**		
									1 **2** **3** **4**		

AGREEMENT
BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is by and between CITY OF GRIFFIN ("Owner") and RENFROE CONSTRUCTION COMPANY, LLC ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Briefly and without force and effect upon Contract Documents, Work of the Contract can be summarized as a new One Story, 3,886 sq.ft. addition to an existing 22,894 sq.ft. building generally consisting of selective site demolition, new utility connections to municipal services, new grading/drainage, new storm sewer systems, new asphalt paving/curb and gutter, new concrete sidewalks, selective demolition of building components, new/limited foundations, new slab-on-grade, new Pre-engineered structural frame/wall panels/roof panels, new exterior window/door systems, new building insulation, new interior metal stud/gypsum board systems, new interior floor/base/wall/ceiling finishes, new interior architectural millwork, new interior doors, new interior accessories/equipment, new plumbing fixture/piping systems, new HVAC/ductwork systems, new general electrical distribution systems from existing switchgear, new lighting systems and fire alarm devices/systems.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

NEW BUILDING ADDITION
FOR GRIFFIN POWER

The Project has been designed by Paragon Consulting Group, Inc. (Engineer) and Warren Epstein & Associates, Architects, Inc. (Architects), which is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 3 – CONTRACT TIMES

3.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

A. The Work will be substantially completed within 450 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 480 days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner $1,000.00 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner $1,000.00 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A below:

A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

SUM OF ALL UNIT PRICES AS STATED IN CONTRACTOR'S BID:

One million two hundred twenty-five thousand dollars & 00/100 ($1,225,000.00)
(words & figures)

As provided in paragraph 11.03 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by Engineer as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03B of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 10th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

a. Ninety percent (90%) of Work completed (with the balance being retainage). If the Work has been fifty percent (50%) completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. Ninety percent (90%) of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest equal to the Current Market Rate for ninety (90) day certificates of deposit at Wells Fargo Bank of Griffin, Georgia as of the effective date of this Agreement.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."

E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages AG-1 to AG-8, inclusive).
2. Contractor's Bid (pages BF-1 to BF-6, inclusive).
3. Performance bond (pages Exhibit C-1 to Exhibit C-3, inclusive).
4. Payment bond (pages Exhibit B-1 to Exhibit B-3, inclusive).
5. General Conditions (pages 1 to 65, inclusive).
6. Supplementary Conditions (pages 1 to 8, inclusive).
7. Specifications as listed in the table of contents of the Project Manual.
8. Drawings consisting of 27 sheets with each sheet bearing the following general title: GRIFFIN POWER BUILDING EXPANSION/NEW BUILDING ADDITION FOR GRIFFIN POWER
9. Addenda (numbers 1 to 1, inclusive).
10. Exhibits to this Agreement (enumerated as follows):
    a. Other exhibits to this Agreement marked EXHIBIT D, EXHIBIT E and EXHIBIT F.
11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Work Change Directives.
    b. Change Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to

establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on September 27, 2022 (which is the Effective Date of the Agreement).

OWNER:

City of Griffin

By: _____

Title: _____

Attest: _____

Title: _____

Address for giving notices:

100 South Hill Street

Griffin, GA 30223

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

CONTRACTOR:

Renfroe Construction Co., LLC

By: _____

Title: PRESIDENT

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Title: Project Manager

Address for giving notices:

4611 Ivey Drive, Suite 400

Macon, GA 31206

License No.: GCCO 001551

Agent for service of process:

Approved as to form:

Andrew J. Whalen, III

Andrew J. Whalen, III
City Attorney

CONSENT AND RESOLUTION OF MANAGER OF RENFROE CONSTRUCTION COMPANY, LLC

The undersigned, being the sole Manager of Renfroe Construction Company, LLC, a Georgia limited liability company (the "Company"), does hereby take the following action in accordance with the Operating Agreement of the Company (the "Operating Agreement"):

WHEREAS, pursuant to Section 6.1.2 of the Operating Agreement, the Manager may appoint officers and agents authorized to execute, on behalf of the Company, all instruments and documents that the Manager is authorized to execute.

NOW, THEREFORE, BE IT RESOLVED, that Jimmy Melton is hereby appointed as Assistant Manager for the Company and shall have the power to execute and sign, on behalf of the Company, all instruments and documents related to construction bids and construction contracts of the Company that the Manager is authorized to execute.

FURTHER RESOLVED that such appointment as Assistant Manager and the authorization to execute said documents on behalf of the Company shall remain effective until revoked by the Manager.

FURTHER RESOLVED, that any third party may rely on this consent, appointment, and authorization and, once a third party is notified of these appointments, may continuously rely on such appointments until notified in writing of any revocation of authority.

IN WITNESS WHEREOF, effective the 30th day of May 2003.

M. SCOTT RENFROE
Manager

Word\Docs\LLC Consent

RESOLUTION

A RESOLUTION TO AMEND THE FISCAL YEAR 2023 BUDGET IN THE AMOUNT OF $1,225,000.00

WHEREAS, the Board of City Commissioners is charged with the preparation of an annual budget for the City of Griffin; and

WHEREAS, on June 14, 2022, the Board of City Commissioners adopted the Fiscal Year 2023 Budget; and

WHEREAS, the Board of City Commissioners approve amending the City of Griffin's Electric Utility Fund Fiscal Year 2022-2023 Operating and Capital Budget by appropriating an additional $1,225,000 to Electric Facilities Buildings Capital Expense for Fiscal Year 2023, for the purpose set forth below; and

BE IT RESOLVED by the Board of City Commissioners this 27th day of September, 2022, that the Fiscal Year 2023 Budget be, and is hereby, amended in the amount of $1,225,000 as follows:

Electric Utility Fund – Electric Facilities

INCREASE EXPENSE		
510-4670-54-1300-0000	Buildings	$ 1,225,000.00
510-4670-54-9999-0000	Capital Outlay Distributed	(1,225,000.00)

_____

Douglas Hollberg, Mayor

_____

Jessica O'Connor, Secretary

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider contract for water and sewer construction services for Phase I of the Community Development Block Grant, D.F. Fuller Revitalization Area, from RDJE, Inc., lowest responsive bidder, in the amount of $1,337,887.00 for the Department of Watershed Management, and amend the budget accordingly. *Director of Watershed Management, Brandon Lewis, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The Department of Community Affairs (DCA) awarded the City of Griffin the CDBG grant for D.F. Fuller Revitalization Area Phase I for water and sewer upgrades and improvements in the amount of $750,000.00. Water and sewer improvements will be made for the following streets within the redevelopment area: Cherokee Avenue, North Cherokee Avenue, South Cherokee Avenue, Cherokee Circle, and Cherokee Court.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

FY23 funds budgeted in CDBG special fund for $1,142,638.00. A budget amendment is attached.

Submitted By:
Brandon Lewis

Meeting Date:
27/09/2022

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Contract_Signed by RDJE[73].pdf
20078.00 DF Fuller CDBG Certified Bid Results 07.28.2022.pdf
AGENDA ITEM 20220927 BA Resolution CDBG Construction Bid Award.pdf

PARAGON

August 8, 2022

Brandon Lewis
City of Griffin
100 South Hill Street
Griffin, GA 30223

RE: 2021 Community Development Block Grant
D.F. Fuller Revitalization Area Phase I

Dear Brandon:

Paragon Consulting Group (PCG) has tabulated the bids submitted on July 28, 2022, for the above project. The low bid was submitted by RDJE, Inc. PCG has evaluated the bid package submitted by RDJE and found it complies with the stipulations set forth in the project specifications, including a valid bid bond in the amount of five percent of the bid. Based on the bid results and verification of the bid package, PCG recommends the City of Griffin accept Alternate No. 1 and award the project to RDJE, Inc. for the bid amount of $1,337,887.00.

Feel free to contact me should you have any questions concerning the recommendation.

Sincerely,

PARAGON CONSULTING GROUP, INC.

Charles N. Penny, P.E.
Senior Engineer

CNP/jbg

CC: Keeley Garrett, Allen-Smith Consulting

Attachments: Certified Bid Results

AGREEMENT
BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is by and between City of Griffin ("Owner") and RDJE, Inc. ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Installation of approximately 4,202 linear feet of 6-inch ductile iron water main and related appurtenances. Also included in the project is the abandonment of approximately 2,487 linear feet of 6" A/C water main and 1,235 linear feet of 2-inch galvanized water main. The project also includes sanitary sewer point repairs consisting of replacing 20 feet of 8-inch sanitary sewer main at nine (9) locations. The project will be finalized with milling and asphalt overlay of the streets within the project area. The quantity of milling and overlay area is approximately 10,525 square yards.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

CITY OF GRIFFIN 2021 CDBG
D.F. FULLER REVITALIZATION AREA PHASE I

2.02 The Project has been designed by Paragon Consulting Group, Inc. (Engineer), which is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 3 – CONTRACT TIMES

3.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

A. The Work will be substantially completed within 180 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and

ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 210 days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner $1,000.00 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner $1,000.00 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A below:

A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

SUM OF ALL UNIT PRICES AS STATED IN CONTRACTOR'S BID:

One million three hundred thirty-seven thousand eight hundred eighty-seven & 00/100 $1,337,887.00
(words & figures)

As provided in paragraph 11.03 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by Engineer as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03B of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 10th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

a. Ninety percent (90%) of Work completed (with the balance being retainage). If the Work has been fifty percent (50%) completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. Ninety percent (90%) of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest equal to the Current Market Rate for ninety (90) day certificates of deposit at Wells Fargo Bank of Griffin, Georgia as of the effective date of this Agreement.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."

E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages AG-1 to AG-7, inclusive).
2. Contractor's Bid (pages A-1 to A-2, inclusive and Exhibit A).
3. Performance bond (pages Exhibit C-1 to Exhibit C-3, inclusive).
4. Payment bond (pages Exhibit B-1 to Exhibit B-3, inclusive).
5. General Conditions (pages 1 to 65, inclusive).
6. Supplementary Conditions (pages 1 to 7, inclusive).
7. Specifications as listed in the table of contents of the Project Manual.
8. Drawings consisting of 21 sheets with each sheet bearing the following general title: CITY OF GRIFFIN 2021 CDBG D.F. FULLER REVITALIZATION AREA PHASE I
9. Addenda (numbers 1 to 1, inclusive).
10. Exhibits to this Agreement (enumerated as follows):
    a. Other exhibits to this Agreement marked EXHIBIT D, EXHIBIT E and EXHIBIT F.
11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Work Change Directives.
    b. Change Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

OWNER:

CITY OF GRIFFIN

By: _____

Title: Douglas S. Hollberg,Mayor

Attest: _____

Title: Jessica W. O'Connor, Secretary

Address for giving notices:

100 SOUTH HILL STREET

Griffin, GA 30223

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

CONTRACTOR:

RDJE, INC.

By: _____

Title: Dana Warda, Vice President

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Title: Evan Bryant, Corp Secretary

Address for giving notices:

679 HIGHWAY 29 SOUTH

SUITE A

NEWNAN, GA 30263

License No.: UC302155

Agent for service of process:

_____

Approved as to form:

Andrew J. Whalen, III

Andrew J. Whalen, III
City Attorney

YATES

August 3, 2022

City of Griffin
100 South Hill Street
Griffin, GA 30223

RE: RDJE, Inc.
Bond # 30162173 – D. F. Fuller Revitalization Area Phase 1

To Whom It May Concern:

Please find enclosed the requested Performance and Payment Bonds for the above referenced project.

Once the contract date for this project has been determined, please accept this letter as your authority to date the bonds and power of attorney concurrent with the contract date.

Should you have any questions, please let us know.

Regards,

Daniel Yates
Bond Account Manager

enclosures

Yates Insurance Agency
2800 Century Parkway, NE • Suite 300 • Atlanta, Georgia 30345
(404) 633-4321 • Bond Fax (404) 248-0444

Yates & Woolfolk Insurance
6001 River Road • Suite 411 • Columbus, Georgia 31904
(706) 571-0093 • Fax (706) 571-2982

CORPORATE RESOLUTION OF RDJE, INC.

I, **RONALD D. JONES, JR.**., hereby certify that I am the President of **RDJE, INC.**, a Georgia corporation, and that the following is a true copy of a resolution duly adopted by the Board of Directors at a special meeting held on the 25th day of February 2021, at which a quorum was present, and that such resolution has not been rescinded nor modified and is now in full force and effect:

> **RESOLVED,** whereas the following officers are authorized to act on behalf of the Corporation and to sign contracts, proposals, and other documents necessary for **RDJE, INC.** to enter into agreements for projects, banks loans, leases, equipment purchases, and other actions on behalf of **RDJE, INC.**:

RONALD D. JONES, JR.	PRESIDENT
TERRY JOSEPH WEBB	COO
CHRISTINA M. FRAME	CFO
JUSTIN O. THOMPSON	VP OF OPERATIONS
EVAN C. BRYANT	SECRETARY
DAVID WARDA	VP OF BUSINESS DEVELOPMENT

I further certify that there are no provisions in the Articles of Incorporation or in the By-Laws of the Corporation limiting the powers of the Board of Directors to pass the foregoing resolution, and the same are in conformity with the provisions of said Articles of Incorporation and the By-Laws.

IN WITNESS WHEREOF, I have hereunto subscribed by signature to this certificate and affixed the seal of this Corporation this 25th day of February 2021.

RDJE, INC.

By: _____
Ronald D. Jones, Jr., President

Attest: _____
Evan C. Bryant, Secretary

(Corporate Seal)

CITY OF GRIFFIN 2021 CDBG
D. F. FULLER REVITALIZATION AREA PHASE I
BID SUMMARY 07/28/2022

				Crawford Grading & Pipeline, Inc.		Helix Group		RDJE, Inc.	
Item	Description	Unit	Quantity	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
	GENERAL								
1.	PAYMENT & PERFORMANCE BONDS	LS	1	$35,000.00	$35,000.00	$19,486.75	$19,486.75	$20,000.00	$20,000.00
2.	GENERAL CONDITIONS	LS	1	$50,000.00	$50,000.00	$229,693.18	$229,693.18	$135,000.00	$135,000.00
3.	CONSTRUCTION STAKING (LAYOUT) BY REGISTERED SURVEYOR	LS	1	$4,000.00	$4,000.00	$18,975.00	$18,975.00	$7,200.00	$7,200.00
4.	AS-BUILT SURVEY PLAN (WATER & SANITARY SEWER) BY REGISTERED SURVEYOR	LS	1	$4,000.00	$4,000.00	$8,625.00	$8,625.00	$6,933.00	$6,933.00
5.	WATER MAIN CHLORINATION & TESTING COMPLETE PER CITY OF GRIFFIN SPECIFICATIONS	LS	1	$8,500.00	$8,500.00	$10,350.00	$10,350.00	$3,374.00	$3,374.00
6.	SANITARY SEWER TESTING COMPLETE PER CITY OF GRIFFIN SPECIFICATIONS	LS	1	$5,000.00	$5,000.00	$17,721.50	$17,721.50	$5,574.00	$5,574.00
7.	TRAFFIC CONTROL	LS	1	$10,000.00	$10,000.00	$34,500.00	$34,500.00	$8,212.00	$8,212.00
				General Subtotal =	***$116,500.00***		***$339,351.43***		***$186,293.00***
	DEMOLITION/REMOVAL								
8.	PAVEMENT CUT (CONCRETE OR ASPHALT, VARIOUS DEPTHS)	LF	8,818	$7.00	$61,726.00	$2.30	$20,281.40	$3.00	$26,454.00
9.	CONCRETE OR ASPHALT STREET DEMOLITION INCLUDING OFFSITE DISPOSAL (VARIOUS THICKNESSES)	SY	1,461	$20.00	$29,220.00	$15.96	$23,317.56	$17.00	$24,837.00
10.	CONCRETE DRIVEWAY DEMOLITION INCLUDING SAW CUT & DISPOSAL	SF	48	$10.00	$480.00	$46.79	$2,245.92	$30.00	$1,440.00
11.	CONCRETE CURB DEMOLITION INCLUDING SAW CUT & DISPOSAL	LF	20	$100.00	$2,000.00	$57.61	$1,152.20	$30.00	$600.00
				Demolition/Removal Subtotal =	***$93,426.00***		***$46,997.08***		***$53,331.00***
	WATER MAIN								
12.	6" DIP WATER MAIN (PRESSURE CLASS 350)	LF	4,202	$85.00	$357,170.00	$72.21	$303,426.42	$92.00	$386,584.00
13.	6" MJ GATE VALVE COMPLETE	EA	8	$1,700.00	$13,600.00	$2,492.25	$19,938.00	$1,499.00	$11,992.00
14.	6" x 6" STAINLESS STEEL FULL CIRCLE TAPPING SLEEVE & FLANGED BY MJ VALVE, COMPLETE	EA	1	$5,000.00	$5,000.00	$8,735.85	$8,735.85	$5,929.00	$5,929.00
15.	12" x 6" STAINLESS STEEL FULL CIRCLE TAPPING SLEEVE & FLANGED BY MJ VALVE, COMPLETE	EA	1	$5,500.00	$5,500.00	$10,010.45	$10,010.45	$6,087.00	$6,087.00
16.	6" x 6" MJ TEE COMPLETE WITH RESTRAINTS & CONCRETE BLOCKING	EA	4	$1,000.00	$4,000.00	$588.65	$2,354.60	$529.00	$2,116.00
17.	6" 90° MJ BEND COMPLETE WITH RESTRAINTS & CONCRETE BLOCKING	EA	3	$800.00	$2,400.00	$530.21	$1,590.63	$361.00	$1,083.00
18.	6" 45° MJ BEND COMPLETE WITH RESTRAINTS & CONCRETE BLOCKING	EA	8	$800.00	$6,400.00	$371.60	$2,972.80	$327.00	$2,616.00
19.	6" 22.5° MJ BEND COMPLETE WITH RESTRAINTS & CONCRETE BLOCKING	EA	2	$800.00	$1,600.00	$531.26	$1,062.52	$313.00	$626.00
20.	6" 11.25° MJ BENDCOMPLETE WITH RESTRAINTS & CONCRETE BLOCKING	EA	2	$800.00	$1,600.00	$453.06	$906.12	$316.00	$632.00
21.	6" MJ CAP COMPLETE INCLUDING CONCRETE BLOCKING	EA	1	$1,000.00	$1,000.00	$447.44	$447.44	$161.00	$161.00
22.	6" MJ COUPLING COMPLETE	EA	2	$3,000.00	$6,000.00	$437.35	$874.70	$337.00	$674.00
23.	CUT, CAP AND ABANDON EXISTING 6" AC WATER MAIN (at Hammond Dr.)	EA	1	$3,000.00	$3,000.00	$5,474.01	$5,474.01	$5,418.00	$5,418.00
22.	SHORT SIDE 3/4" SERVICE RENEWAL COMPLETE TO EXISTING METER (INCLUDING SADDLE TAP, CURB STOP, SERVICE LINE & CORP. STOP)	EA	28	$1,500.00	$42,000.00	$2,519.02	$70,532.56	$826.00	$23,128.00
23.	LONG SIDE 3/4" SERVICE RENEWAL COMPLETE TO EXISTING METER (INCLUDING SADDLE TAP, CURB STOP, SERVICE LINE, CORP. STOP & BORE)	EA	32	$2,500.00	$80,000.00	$4,306.66	$137,813.12	$1,887.00	$60,384.00
24.	WATER SERVICE CONNECTION FROM METER TO HOUSE COMPLETE WITH REQUIRED FITTINGS	EA	20	$1,000.00	$20,000.00	$2,429.08	$48,581.60	$1,045.00	$20,900.00
25.	FIRE HYDRANT ASSEMBLY COMPLETE (WITH 6" X 6" HYDRANT TEE)	EA	8	$6,000.00	$48,000.00	$6,766.49	$54,131.92	$6,013.00	$48,104.00
26.	REMOVE AND STOCKPILE EXISTING FIRE HYDRANT (RETURN TO CITY OF GRIFFIN)	EA	3	$500.00	$1,500.00	$1,703.82	$5,111.46	$804.00	$2,412.00
				Water Main Subtotal =	***$598,770.00***		***$673,964.20***		***$578,846.00***
	SANITARY SEWER								
30.	REMOVE EXISTING 8-INCH SANITARY SEWER MAIN COMPLETE, INCLUDING OFF-SITE DISPOSAL	LF	180	$40.00	$7,200.00	$25.59	$4,606.20	$68.00	$12,240.00
31.	8-INCH DUCTILE IRON PIPE SANITARY SEWER MAIN	LF	180	$500.00	$90,000.00	$466.46	$83,962.80	$392.00	$70,560.00
32.	8-INCH FERNCO STRONG BACK RC 1000 SERIES COUPLINGS OR APPROVED EQUAL	EA	18	$400.00	$7,200.00	$122.37	$2,202.66	$363.00	$6,534.00
33.	4 FT. DIAMETER SANITARY SEWER MANHOLE INCLUDING RING/COVER (4FT. BASE SECTION)	EA	1	$8,000.00	$8,000.00	$9,099.58	$9,099.58	$9,271.00	$9,271.00
34.	ADDITIONAL VERTICAL FOOTAGE OF 4 FT. DIAMETER SANITARY SEWER MANHOLE	VF	2	$500.00	$1,000.00	$235.02	$470.04	$1,236.00	$2,472.00
35.	SANITARY SEWER LATERAL COMPLETE WITH WYE & 6" CLEANOUT AT EASEMENT/ROW (UP TO 25 LF)	EA	6	$4,500.00	$27,000.00	$4,071.18	$24,427.08	$3,643.00	$21,858.00
36.	ADDITIONAL LINEAR FOOTAGE OF SANITARY SEWER LATERAL	LF	20	$60.00	$1,200.00	$71.70	$1,434.00	$75.00	$1,500.00
37.	SEWER RISER RINGS	EA	17	$500.00	$8,500.00	$464.95	$7,904.15	$1,063.00	$18,071.00
				Sanitary Sewer Subtotal =	***$150,100.00***		***$134,106.51***		***$142,506.00***

CITY OF GRIFFIN 2021 CDBG
D. F. FULLER REVITALIZATION AREA PHASE I
BID SUMMARY 07/28/2022

				Crawford Grading & Pipeline, Inc.		Helix Group		RDJE, Inc.	
Item	**Description**	**Unit**	**Quantity**	**Unit Price**	**Item Total**	**Unit Price**	**Item Total**	**Unit Price**	**Item Total**
	PAVEMENT								
38.	CONCRETE PAVEMENT PATCH (PER DETAIL)	SY	1,461	$70.00	$102,270.00	$109.72	$160,300.92	$64.00	$93,504.00
39.	CONCRETE DRIVEWAY PATCH (PER DETAIL)	SF	48	$50.00	$2,400.00	$77.05	$3,698.40	$73.00	$3,504.00
40.	1.5" 9.5MM SUPERPAVE ASPHALT OVERLAY	SY	11,000	$25.00	$275,000.00	$12.82	$141,020.00	$18.00	$198,000.00
41.	ASPHALT MILLING	SY	11,000	$10.00	$110,000.00	$7.74	$85,140.00	$7.00	$77,000.00
42.	THERMOPLASTIC, 5-INCH TRAFFIC STRIPE, DOUBLE YELLOW	LF	4,200	$5.00	$21,000.00	$5.39	$22,638.00	$5.00	$21,000.00
43.	THERMOPLASTIC, 10' WIDE CROSS WALK, WHITE (POPLAR AND HAMMOND)	LF	2	$1,200.00	$2,400.00	$28.75	$57.50	$385.00	$770.00
44.	THERMOPLASTIC, 24-INCH STOP BAR, WHITE	LF	5	$500.00	$2,500.00	$23.00	$115.00	$550.00	$2,750.00
				Pavement Subtotal =	***$515,570.00***		***$412,969.82***		***$396,528.00***
	EROSION CONTROL								
45.	WATER SERVICE RENEWAL EROSION CONTROL INCLUDING PERMANENT GRASSING & MULCH	EA	60	$200.00	$12,000.00	$172.50	$10,350.00	$210.00	$12,600.00
46.	INLET PROTECTION (Sd2-P)	EA	5	$250.00	$1,250.00	$667.00	$3,335.00	$251.00	$1,255.00
48.	SEWER LATERAL RENEWAL EROSION CONTROL INCLUDING PERMANENT GRASSING & MULCH	EA	6	$300.00	$1,800.00	$191.67	$1,150.02	$225.00	$1,350.00
49.	TYPE "C" SILT FENCE INCLUDING MAINTENANCE AND REMOVAL (Sd1-S)	LF	100	$5.00	$500.00	$5.28	$528.00	$4.00	$400.00
50.	PERMANENT GRASSING INCLUDING MULCH	SF	13,350	$0.50	$6,675.00	$0.13	$1,735.50	$0.20	$2,670.00
51.	BERMUDA SOD	SF	1,100	$2.00	$2,200.00	$5.75	$6,325.00	$11.00	$12,100.00
				Erosion Control Subtotal =	***$24,425.00***		***$23,423.52***		***$30,375.00***
	MISCELLANEOUS								
52.	6" CONCRETE CURB REPLACEMENT	LF	40	$50.00	$2,000.00	$34.50	$1,380.00	$55.00	$2,200.00
53.	TRENCH ROCK	CY	10	$300.00	$3,000.00	$261.46	$2,614.60	$200.00	$2,000.00
54.	ADDITIONAL #57 STONE (IF NEEDED)	TN	10	$50.00	$500.00	$74.15	$741.50	$49.00	$490.00
55.	6" DIP WATER MAIN PRICE INCREASE ALLOWANCE	LS	1	$14,000.00	$14,000.00	$14,000.00	$14,000.00	$14,000.00	$14,000.00
				Miscellaneous Subtotal =	***$19,500.00***		***$18,736.10***		***$18,690.00***
				TOTAL CONSTRUCTION =	***$1,518,291.00***		***$1,649,548.66***		***$1,406,569.00***
	ADDITIVE ALTERNATE								
A1.	6" DR18 C900 PVC WATER MAIN	LF	4,202	$75.00	$315,150.00	$19.95	$83,829.90	$81.00	$340,362.00
A2.	8" SDR26 PVC SANITARY SEWER MAIN	LF	180	$475.00	$85,500.00	$21.99	$3,958.20	$345.00	$62,100.00
A3.	DEDUCT: 6" DIP WATER MAIN (PRESSURE CLASS 350) - PRICE FROM LINE ITEM 12 ABOVE	LF	-4,202	$85.00	-$357,170.00	$30.06	-$126,312.12	$92.00	-$386,584.00
A4.	DEDUCT: 8" DIP SANITARY SEWER MAIN - PRICE FROM LINE ITEM 31 ABOVE	LS	-180	$475.00	-$85,500.00	$30.06	-$5,410.80	$392.00	-$70,560.00
A5.	DEDUCT: 6" DIP WATER MAIN PRICE INCREASE ALLOWANCE	LS	1	-$14,000.00	-$14,000.00	-$14,000.00	-$14,000.00	-$14,000.00	-$14,000.00
				TOTAL CONSTRUCTION =	***$1,462,271.00***		***$1,591,613.84***		***$1,337,887.00***

APPROXIMATE DELIVERY SCHEDULE: 6" DIP WATER MAIN (PRESSURE CLASS 350)	44	WEEKS	40	WEEKS	64	WEEKS
APPROXIMATE DELIVERY SCHEDULE: 6" DR18 C900 PVC WATER MAIN	9	WEEKS	10	WEEKS	8	WEEKS

Certified by:

Brian K. Upson, P.E.
Principal
Paragon Consulting Group, Inc.

RESOLUTION

A RESOLUTION TO AMEND THE FISCAL YEAR 2023 BUDGET IN THE AMOUNT OF $389,050.00

WHEREAS, the Board of City Commissioners is charged with the preparation of an annual budget for the City of Griffin; and

WHEREAS, on June 14, 2022, the Board of City Commissioners adopted the Fiscal Year 2023 Budget; and

WHEREAS, the Board of City Commissioners approve amending the City of Griffin's 2021 Community Development Block Grant Special Revenue Fund and Watershed Management Utility Fund Fiscal Year 2022-2023 Operating and Capital Budgets by appropriating an additional $389,050.00 to Infrastructure Capital Expense for Fiscal Year 2023, for the purpose set forth below; and

BE IT RESOLVED by the Board of City Commissioners this 27th day of September, 2022, that the Fiscal Year 2023 Budget be, and is hereby, amended in the amount of $389,050.00 as follows:

2021 Community Development Block Grant Special Revenue Fund

INCREASE SOURCES OF FUNDS		
233-0000-39-1210-0000	Transfer IN from Watershed Management Fund	($ 389,050.00)
INCREASE EXPENSE		
233-4300-54-1400-0000	Capital Infrastructure – Water	$ 342,753.00
233-4400-54-1400-0000	Capital Infrastructure – Wastewater	46,297.00

Watershed Management Fund

INCREASE USES OF FUNDS		
505-0000-61-1046-0000	Transfer OUT to 2021 Community Development Block Grant Fund	$ 389,050.00

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Douglas Hollberg, Mayor

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Jessica O'Connor, Secretary