



Agenda
Board of Commissioners - Regular Meeting
December 4, 2023
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

I. OPENING (CALL TO ORDER)

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

1. The Elders of the Church of Jesus Christ of Latter Day Saints to deliver the Invocation.

III. PLEDGE TO FLAG

1. Commissioner Rita Johnson, District #3, to lead the Pledge to the Flag.

IV. PRESENTATIONS/PROCLAMATIONS

1. Recognize winners of the Spalding Brite Holiday Essay contest.
2. Presentation from Council of State Court Judges Director Bob Bray regarding the urgent staffing needs of the Spalding County State Court.
3. Presentation by Judge Josh Thacker and Alexander Hope on the proposed 5 year plan for renovations of the existing Courthouse to provide the ability for continued courthouse operations for 4 to 5 additional years.
4. Consider request from the Spalding County Fire Department to recognize the 2023 CERT Graduates.
5. The Spalding County Board of Commissioners would like to Recognize and Congratulate:
 - Fire Chief and EMS Director Glenn Polk for being named Emergency Director of the Year by the Emergency Management Association of Georgia and
 - Fire Chief Mike Byrd for being named Fire Chief of the Year by the Georgia Fire Chief Association.Both have been recognized for their outstanding leadership and selfless dedication. Their contributions have made Spalding County a safer and more resilient community in which to live and their exceptional leadership has inspired others to strive for excellence in their own communities.
6. Consider recognition of Director of Parks, Public Grounds, and Public Work TJ Imberger for receiving the 2023 GRPA Distinguished Professional of the Year Award.
7. Consider recognition of Fairmont Community Center staff for winning the GRPA District 4 Programming Event for their Summer Camp Career Week.

8. Shaneesa Ashford would like to introduce herself to the Board of Commissioners. Ms. Ashford is the Archway Professional for Spalding County.
9. The Spalding County Board of Assessors have requested time to speak to the Board of Commissioners.

V. ZONING PUBLIC HEARING

1. Consider the approval of the streetlight district for Greyson Parc.
2. **Application 23-12S:** Logan Donnelly, Owner- 111 King Richard Drive (Approximately 1.12 acres located in land lot 61 of the 3rd land district). The applicant is requesting to be able to use his property as a short-term rental. This property is currently zoned R-2 Single Family District.

VI. PUBLIC HEARING

1. Conduct a Public Hearing on the 2023 CIE with the revisions as requested by Three Rivers Regional Commission.

VII. MINUTES

1. Consider approval of the Minutes from the Spalding County Board of Commissioners Work Session, Regular Meeting and Executive Session on November 6, 2023.

VIII. CITIZEN COMMENT

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

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

IX. CONSENT AGENDA

1. Consider approval nunc pro tunc of a Joint Proclamation with the City of Griffin recognizing the Kiwanis Club of Spalding County.
2. Consider approval nunc pro tunc of a Proclamation recognizing Small Business Saturday in Spalding County, Georgia.
3. Consider approval of the New 2024 Alcohol License for Retail Sale of Liquor for the

below:

- A1 Liquor, 1650B N Hill Street, Griffin, GA 30223. No Violations.
4. Consider approval of the 2023 New Alcohol License for Sale of Beer & Wine for the following:
 - Family Dollar #32213, 1642 N Hill Street, Griffin, GA 30223. No Violations. (Applicant wanted to process this year)

X. NEW BUSINESS

1. Consider request from Judge Josh Tacker, Judge Rita Cavanaugh and Director Marty Matthews for the Board of Commissioners to approve a service agreement for Spalding County Sentence Enforcement to provide defendant supervision services to the Spalding County Magistrate Court.
2. Consider approval of the 2024 Meeting Schedules for the Spalding County Board of Commissioners.
3. Consider appointment to the Spalding County Board of Tax Assessors for the expiring terms of Dick Morrow and Thomas Brad Wideman. The new appointments are for a six-year term ending December 31, 2029.
4. Consider acceptance of a Minor Plat on Teamon Road for a Fire Station.
5. Consider request from the Spalding County Board of Elections & Voter Registration to update the Board on the 2024 Elections and Voter Registration Status and make a request.
6. Consider request by the Justice Elected Officials as presented by Judge Josh Thacker and Alexander Hope to approve, fund, and implement emergency plans to remodel the existing Courthouse build to accommodate the judges and staff who work in the location for 3-5 more years.
7. Consider approval of a Resolution reflecting the revisions to the 2023 CIE as suggested by Three Rivers Regional Commission.
8. Consider request from the Spalding County Water and Sewerage Facilities Authority (SCWSFA) to seek ARPA funding that has been earmarked for Water and Wastewater projects.
9. Consider on first reading an ordinance prohibiting overnight parking in parks.
10. Consider approval of Wright Brothers, Inc. as the vendor for the lowest bid received on the replacement chiller unit for the Spalding County Courthouse. Bids were received from prospective vendors with Wright Brothers, Inc. being recommended by staff.

XI. REPORT OF COUNTY MANAGER

XII. REPORT OF COMMISSIONERS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT



The Elders of the Church of Jesus Christ of Latter Day Saints to deliver the Invocation.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Deliver the Invocation

ATTACHMENTS:



BOARD OF COMMISSIONERS - REGULAR MEETING

**Commissioner Rita Johnson, District #3, to lead the Pledge to the _____
Flag.**

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Lead the Pledge to the Flag

ATTACHMENTS:



Recognize winners of the Spalding Brite Holiday Essay contest.

Requesting Agency
Spalding County

Parks & Leisure Services

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Winners from 2nd, 3rd, 4th, and 5th grade will be presented with \$50 each.

Originally to be presented at Lite the Nite event.

Fiscal Impact / Funding Source

Privately sponsored.

STAFF RECOMMENDATION

Approval

Kelly Carmichael, CPRP

770-467-4750

ATTACHMENTS:



**Presentation from Council of State Court Judges Director Bob Bray
regarding the urgent staffing needs of the Spalding County State Court.**

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

State Court Judge Josh Thacker has the results of the Spalding County State Court Caseload Study and would like to present the findings of the study. The purpose of the study according to the guidelines established by the Georgia Administrative Office of the Courts and the National Center for State Courts is to determine if the Spalding County State Court should have 1, 2 or 3 full-time State Court Judges.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approve presentation.

ATTACHMENTS:

[2023.09.19 Bob Bray AOC Spalding State Workload Report.pdf](#)

STATE COURT OF SPALDING COUNTY

WORKLOAD ASSESSMENT

SPEPTEMBER 2023



INFORMATION FOR

*JUDGE JOSH W.
THACKER*

Council of State Court Judges



Bob Bray, Executive Director
Suite 300
244 Washington Street, SW
Atlanta, GA 30334
404- 651-6204



Council of State Court Judges
Impartial Courts • Judicial Excellence • Accessible and Efficient Justice

Executive Committee

Judge John Kent Edwards, Jr.
President (Lowndes)

Judge Jeffrey B. Hanson
President-Elect (Bibb)

Judge Gregory V. Sapp
Secretary (Chatham)

Judge Susan E. Edlein
Treasurer (Fulton)

Judge R. Violet Bennett
Immediate Past-President (Wayne)

District 1
Judge Billy E. Tomlinson (Bryan)

District 2
Judge Shawn Rowlands (Jeff Davis)

District 3
Judge Ellen S. Golden. (Lowndes)

District 4
Judge Tammi L. Hayward (Clayton)

District 5
Judge Monique Walker (Richmond)

District 6
Judge John G. Breakfield (Hall)

District 7
Judge Eric A. Richardson (Fulton)

District 8
Judge Michelle H. Helhoski (Cherokee)

244 Washington Street, S.W.
Suite 300
Atlanta, GA 30334
404-651-6204

Staff

Bob Bray
Executive Director

JUDICIAL WORKLOAD STUDY

TO: Judge Josh W. Thacker
State Court of Spalding County

FROM: Bob Bray, Executive Director

DATE: September 15, 2023

RE: Need for Additional Judge in the State Court of
Spalding County – Judicial Workload Assessment



Introduction

This document was prepared pursuant to a request from Judge Josh W. Thacker of the State Court of Spalding County to perform a judicial workload assessment to determine if the workload of the State Court of Spalding County requires additional judicial resources. The workload analysis of the current caseload is derived from the Georgia Judicial Workload Assessment conducted by the National Center for State Courts and published in March 2023. Other information included in this study came from many sources including the U.S. Census Bureau; the Carl Vinson Institute of the University of Georgia; the Office of Research of the Administrative Office of the Courts; the Georgia Department of Transportation; and the Judicial Council of Georgia Annual Reports, incorporating the annual caseload reports from the Clerk of the Spalding County State Court. *This information will support the conclusion that a significant and serious need exists for at least one additional judge in the State Court of Spalding County.*

Workload Analysis

In 2018, the Council of State Court Judges engaged the National Center for State Courts to conduct a workload assessment model for the state courts of Georgia. Since Georgia has seen many changes since that last study, the Council of State Court Judges and the Council of Superior Court Judges engaged the National Center for State Courts to conduct a new workload assessment model which was published in March 2023. A workload assessment model is a quantitative representation of the inter-related variables that work together to determine judicial resource needs. A change in one variable will affect other variables and the total determination of judicial resource needs.

A clear measure of court workload is central to determining how many judicial officers are needed to resolve all cases coming before the court. Adequate resources are essential if the Georgia Judiciary is to effectively manage and resolve court business without delay while also delivering quality service to the public. Meeting these challenges involves assessing objectively the number of judicial officers required to handle the caseload and whether judicial resources are being allocated and used prudently.

Overview of a Judicial Workload Assessment Model

State Court cases vary in complexity. Different types of cases create different amounts of judicial work: for example, a typical misdemeanor requires more judge time than a routine traffic case. Unlike methods of judicial resource allocation that are based on population or raw, unweighted caseloads; the weighted caseload method explicitly incorporates the differences in judicial workload associated with different types of cases, producing a more accurate and nuanced profile of the need for judges in each court.

Since the previous weighted caseload study in 2018, developments in statutes, rules, case law, case management practices, new technology, increasing complexity of cases, and the lasting aftereffects of the Judicial Emergency created by the COVID-19 pandemic on technology and remote access to the courts, have all had a significant impact on the work of State and Superior Court judges, necessitating an update of the case weights.

When the experts from the National Center for State Courts observed the work of the state courts of Georgia, they were able to differentiate the amount of attention and work associated by the judge based

upon case types. From these observations, it was possible to construct a “case weight” for each type of case. The case weights represent the average bench and non-bench time in minutes required to reach a disposition for each case type. Applying the case weights to current or projected case filing numbers, it results in a measure of judicial workload. When the workloads are divided by the amount of time available per judicial officer, an estimate of judicial resource requirements results. Hundreds of such studies by the National Center for State Courts conclusively demonstrates that this approach is sufficiently rigorous to measure resource needs and evaluate resource allocations.

The weighted caseload method calculates judicial need based on each court’s total workload. The weighted caseload formula consists of three critical elements:

1. *Case filings*, or the number of new cases of each type opened each year;
2. *Case weights*, which represent the average amount of judge or judicial officer time required to handle cases of each type over the life of the case; and
3. *The year value*, or the amount of time each judge or judicial officer has available for case-related work in one year.

Total annual judicial workload is calculated by multiplying the annual filings of each case type by the corresponding case weight, then summing the workload across all case types. Each court’s workload is then divided by the year value to determine the total number of full-time equivalent judges and/or judicial officers needed to handle the workload.

Caseload of Spalding County State Court

The number of case filings reported by the Clerk of the State Court of Spalding County over the past five years were examined. Overall, the case filings in the State Court of Spalding County increased each year between 2019 through 2023. In 2020 the decline in case filings can be attributed to lower enforcement to reduce public contact and jail populations during the pandemic. Based on half-year filings so far this year, the caseload for CY 2023 has also been projected. Over the past five years, the cases filed continue to trend upward. The analysis clearly establishes that the workload of the State Court of Spalding County requires at least two judges. Table 1 shows a projected 158% rise in case filings since 2019. Enforcement of traffic cases in 2022 were unusually and extremely high and resulted in a 426% increase over 2019 case filings.

Table 1**Total Caseload and Percentage Change for the State Court of Spalding County**

	2019	2020	2021	2022	2023*
Total Caseload	8,435	7,524	9,002	44,338	21,724
% Change Overall		-11%	7%	426%	158%

* Projected doubling the first 6 months case filings

Next, the caseload is differentiated by case types. The case types tracked are Misdemeanor Criminal Cases, Serious Traffic (DUI/Vehicular Homicide, etc.), Routine Traffic, Accountability Court Cases, Probation Revocations, Complex Torts (ex. Medical Malpractice), General Torts (ex. Personal Injury), Landlord/Tenant, Civil Appeals, Contract, Garnishment and Other Civil Cases. Table 2 shows the breakdown of the annual caseload by the types of cases established by the National Center Workload Assessment Study.

Table 2**Total Caseload for the State Court of Spalding County By Case Types**

	2019	*2020	2021	2022	**2023
Non-Traffic Misdemeanor	1,467	1,896	2,455	1,827	1,032
Serious Traffic	215	285	203	585	1,000
Other Traffic	5,732	3,798	4,819	40,637	18,428
Accountability Courts	22	15	29	15	26
Probation Revocation	459	1,139	1,103	872	784
Complex Tort	1	3	2	2	2
General Tort	329	89	131	126	140
Landlord / Tenant	0	0	1	1	4
Contract	156	110	152	79	204
Civil Appeals	4	1	1	8	4
Garnishment	28	22	29	28	80
Other Civil	34	171	96	158	20
Total	8,447	7,529	9,021	44,338	21,724

*Judicial Emergency in Effect

**Projected based on first 6 months filings of CY 2023

Based upon the case weights given for each case type, the total number of minutes for these cases can be determined and then divided by the total number of minutes available to a judicial officer in a year. The result is the assessment of workload by a single judge and indicates whether there exists a need for additional judicial resources. Based upon these calculations for the projected 2023 workload of the State Court of Spalding County and previous year's caseloads, **the workload of the State Court of Spalding**

County requires 2.07 judges. In 2022, the caseload required nearly three State Court Judges at a Judge Year Value of 2.60. The current caseload and case types clearly establish that **there already exists a critical need for a second full-time state court judge** as shown in Table 3.

Table 3 **Total Caseload for the State Court of Spalding County
By Case-Type Workload Totals to Determine Judicial
Resources Required**

	2019	2020	2021	2022	2023
Total Caseload	8,447	7,529	9,021	44,338	21,724
Judge Workload (Minutes)	116,428.00	118,154.00	140,094.00	201,355.00	160,430.00
Judge Year (Minutes)	77,400.00	77,400.00	77,400.00	77,400.00	77,400.00
Judge Year Value	1.50	1.53	1.81	2.60	2.07

When the Judge Year Values are averaged over the past two years with the projection for this year – the **3 Year Average Judge Year Value is 2.16** – or the work of the state court has required *more* than two (2) full-time judges for three years. The case weights for the 12 types of cases measured in the state courts of Georgia was established by the National Center for State Courts and reflects the amount of time a judge spends on judicial matters which includes both bench and non-bench time processing cases and case-related work. Non-case related activity is a catch-all category and includes legal research and writing time that cannot be attributed to a specific case; staff meetings; general office and administrative tasks; and other judicial duties such as speaking at the local high schools about the judicial system. Judges throughout the state collected the data as they worked throughout the day, recording their time spent on various types on a recording form. All time spent on judicial matters throughout the day or in the evening was recorded. The data was averaged to arrive at the case weights in minutes per case type and are as follows:

Table 4

Case-Types and Case Weights in Minutes

Case Type Categories	NCSC Case Weights
Non-Traffic Misdemeanor	27.00
Serious Traffic	48.00
Other Traffic	2.00
Accountability Courts	532.00
Probation Revocation	18.00
Complex Tort	1,205.00
General Tort	92.00
Landlord / Tenant	47.00
Contract	17.00
Civil Appeals	45.00
Garnishment	3.00
Other Civil	20.00

Applying these case weights to the current caseload of the State Court of Spalding County, these figures categorically support the assertion of Judge Josh Thacker that the one judge of the State Court is processing the workload of **more than two judges** without the assistance of extra staff. (Note: All trial judges in the circuit have an Administrative Assistant except Judge Thacker has no such staff.)

The Court explains that the drastic difference in the number of cases filed for “Other Traffic” from 2022 and those anticipated for 2023 is that several tornadoes created significant damage to the camera ticket infrastructure. In addition, the Spalding County Sheriff has implemented changes since relaunching this program which will increase the number of citations issued in the second half of 2023.

Population Growth

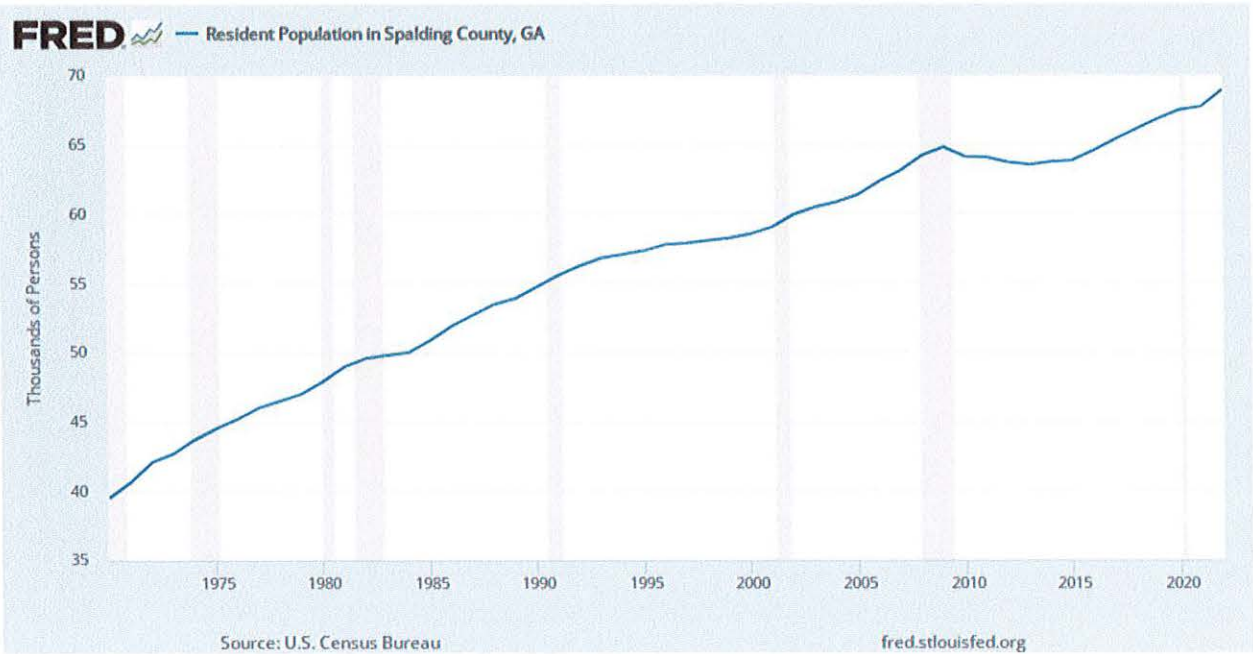
The workload assessment model results for the State Court of Spalding County may also be examined in concert with other considerations such as population trends, and other more qualitative, court-specific factors that may impact the need for additional judicial resources. One important factor can be obtained by tracking the population growth of Spalding County over the past decades as shown in Table 5.

Table 5 **Population Growth and Estimated Projections for Spalding County***

1990*	2000*	2010*	2020**	2030**	2040**
54,457	58,417	64,073	67,306	71,390	76,325

*From www.census.gov
 **Estimates (Only the decennial census number is determined to be official) From the Georgia County Guide published by the Carl Vincent Institute of Government, University of Georgia 2021.

The population of Spalding County has consistently been growing every year since 1930. The population increased 23.6% from 1990 to 2020. The large population (35th largest in Georgia based on the 2020 census) is expected to grow another 6% in seven more years. This, coupled with the current state of economy and growth in Georgia’s overall population, will put increased pressure on the workload of the State Court of Spalding County.



Similar Counties

An examination of state courts in other counties with similar caseloads with the State Court of Spalding County demonstrates the immediate need for a second state court judge. It should be emphasized that the numbers utilized in Table 6 below are from 2022 which had an extremely high number of traffic cases filed compared to the number of projected traffic case filings for 2023.

It should be noted that the State Court of Spalding County has the 3rd highest 2022 caseload filing of all Georgia State Courts. The projected 2023 caseload places Spalding County State Court at the 6th highest. Of the state courts with a higher caseload, no court has one state court judge. The State Court of Coweta County, with 14,833 case filings in 2022, was just approved earlier this year by the Georgia Legislature to add a 3rd Judge to its State Court.

The counties selected for comparison were judged on four categories: number of cases per 1,000 of population, caseload per Judge, population and caseload. The counties selected have caseloads closest to the CY 2022 or Projected CY 2023 caseload of Spalding County State Court; are in local proximity to Spalding County and have similar Caseloads per Judge. To give some perspective to the caseloads and population; Effingham County has a similar population as Spalding County, and also has one full-time State Court Judge. This workload is 1/10th of that as the Spalding County State Court.

Table 7 below shows the comparison data of how Spalding County State Court would look with two or three more Judges processing that caseload compared to those in Table 6.

Table 6 Similar Caseloads and Number of Judges

	2022 Caseload	2023 Population Projection	Number of Cases per 1,000 Population	Caseload per Judge	Current Number of State Court Judges
Spalding	44,338	68,275	652	44,338	1
Clayton	30,151	309,046	96	7,537	4
Hall	26,258	210,171	125	8,752	3
Henry	23,466	258,000	91	5,866	4
Coweta*	14,833	151,810	98	7,416	2
Effingham	4,981	69,041	72	4,981	1

*Coweta County State Court was approved in 2023 by the General Assembly to add a 3rd Judge

Table 7

	2023* Caseload	2023 Population Projection	Number of Cases per 1,000 Population	Caseload per Judge	Number of State Court Judges
Spalding	21,724	68,275	319	21,724	1
	21,724	68,275	319	10,862	2
	21,724	68,275	319	7,241	3

With reference to Table 6, the counties selected for comparison were those with similar caseloads to that of the State Court of Spalding County. **Even though the populations of the other counties is three or four times that of Spalding County, the cases handled per Judge by the State Court of Spalding County is three times greater than those in the more populated counties.** The cases in similarly populated counties are processed with no less than two and as many as four judges. It can, therefore, be interpreted to mean that an increase in population will also increase projected caseloads for the state court.

Table 6 also shows that the judges in the other state courts analyzed handle at least 80% less, per judge than that of the State Court Judge in Spalding County. Using the conservative numbers projected for CY 2023, with a third judge, the *Caseload per Judge* would be 7,241 per judge, which is more in line with that of other state courts, as shown in Table 6.

Other Factors

Other factors, when considered along with the workload assessment analysis, demographics and comparisons should also be considered as to the impact on the work of the State Court of Spalding County. Specifically, the following need to be considered: the use of special public safety activities by local law enforcement agencies; workload of the Superior Courts; other sources of resource support; space limitations; changes in the classification of crimes and criminal justice reform measures.

Law Enforcement of Traffic and Serious Traffic Offenses

At least seven (7) different law enforcement agencies utilize the Spalding County State Court for traffic and misdemeanor offenses. These include the Spalding County Sheriff's Office; Georgia State Patrol; Department of Public Safety Enforcement (Motor Carrier Compliance Division); City of Griffin Police Department; Southern Crescent Technical College campus police; and Department of Natural Resources. The State Patrol DUI Task Force files cases in the Spalding County State Court, and when this group is active, large increases in serious and other traffic cases can also be expected. A similar increase occurs when the Spalding County Sheriff's Office Highway Enforcement of Aggressive Traffic (H.E.A.T.) Unit is active and filing cases with the Court. Additionally, city court cases requesting a trial by jury are bound over to the State Court to be adjudicated.

Accountability Court

Studies of Georgia's Accountability Courts, such as DUI Courts, establish their effectiveness in significantly reducing recidivism among middle and high-risk offenders. Because of their noted success in reducing DUIs among the most dangerous repeat offenders, Governor Brian Kemp and the Georgia General Assembly have provided more funding resources to create these courts statewide. The work of a judge in an accountability court is more hands-on and requires working with the individuals in these programs for a period of 18 to 24 months. Because the work of a judge is more time-consuming, it creates scheduling issues to ensure that all compliance measures are met. At the request of Judge Thacker, Judge Sidney R. Esary was one of the first Judges in Georgia to create both a Veteran's and Mental Health Accountability Court which continue to operate under Judge Thacker's leadership. It has impacted the lives of over 179 participants over the 6 years of its operation. A second judge for the state court will allow the State Court of Spalding County to establish other accountability courts and tap into additional state funding resources to help with their establishment. The result is a dramatic increase in public safety for the community and citizens of Spalding County.

Workload of the Superior Court

Annually, the Georgia General Assembly passes extensive criminal justice reforms that take affect each year. There are many provisions that not only support the creation of accountability courts, but also reclassify certain offenses that were previously felonies to misdemeanors and misdemeanors of a high and aggravated nature. For example, the General Assembly is already expressing interest in creating accountability courts that focus on Domestic Violence or Family Violence cases.

Additionally, the State Court of Spalding County is experiencing continued growth in civil filings of all types of cases. Instead of civil jury trials quarterly, the case load is dictating monthly jury trials along with criminal trials. Because the superior court must deal with serious felony cases and domestic relations issues and cases – the time for other types of civil cases to move in the superior court takes longer than in the state court – so this growing shift of certain types of civil cases from being filed and tried in superior court to being tried in the state court will continue. Clearly, more complex civil cases take longer than other types of case to reach a disposition and require more pretrial hearings and court intervention. A second state court judge will take on half of this burden and ensure that the courts are accessible to the business of the public. As a result, the quality of justice for the citizens of Spalding County will continue to be effective and efficient.

Senior Judge Assistance

Because of the tremendous workload, Spalding County State Court was able to utilize the services of experienced senior judges to keep up with the work of the state court. Even though the state court demonstrated an actual need for two (2) full-time judges; the effective assistance of the senior judges has helped alleviate some of the pressures of handling such a huge and diverse caseload. However, even with the use of senior judges, the caseload requires the attention of another full-time state court judge to manage the tremendous workload of the court on an ongoing basis.

The Economy and Regional Growth

In 2021, the Spalding County Comprehensive Financial Report stated:

“Spalding County is considered the southern most suburb of the Atlanta region and is conveniently situated near I-75 and directly on the routes of Georgia Highways 16 and 19/ 41. This proximity to the Atlanta Metropolitan Area continues to aid in driving our economy upward.

During the past ten years, Spalding County's unemployment rate has fallen from an initial high of 14.4 percent in 2011 to the current low of 5.2 percent in 2021. The current unemployment rate for the State of Georgia is 4.0 percent.

The Griffin Spalding County School system (GSCS) currently serves 9,741 students. With 708 classroom teachers. The County's teacher to student ratio is 1:13.76. GSCS' 2021

graduation rate of 83.54% is a decrease from last year, yet in line with the state's average. The previous graduation rates are: 90.2% in 2020, 88.6% in 2019, 85.4% in 2018, 81.4% in 2017, 69.2% in 2016, and 66.6% in 2015. According to the Georgia Department of Education website (Frick, 2021), Georgia's high-school graduation rate did not change significantly from 2020 to 2021 - the 2021 rate was 83.7 percent compared to 83.8 percent in 2020.

Southern Crescent Technical College (SCTC) enrolled 7,627 students in credit programs with a 69.5% retention rate. Ranked Georgia's 6th largest technical college, they graduated 2,784 students and secured the position of 3rd largest producer of graduates in the Technical College System. SCTC continued to provide cutting-edge programs to meet the workforce demands of our local business and industry partners. Developing our workforce is important, and SCTC's overall placement rate for academic year 2021 was 99.4% and in-field placement rate rose from 88.2% in 2020 to 90.3% in academic year 2021. SCTC shares the pride as being the 16th community and technical college in the nation selected as a "Most Promising Place to Work" and they are a designated "Military Friendly School". Spalding County is proud to have Southern Crescent Technical College within our community.

The University of Georgia Griffin Campus (UGA-Griffin), originally established as the Georgia Experiment Station in 1888, has played an integral role in the development of modern agriculture. While the campus is mostly known for its groundbreaking advancements in agricultural and environmental sciences, UGA-Griffin began offering degree-completion programs in 2005. Students at UGA-Griffin enjoy low student-to-faculty ratios, and many students can take advantage of on-campus work and directed research opportunities so they can gain real-world work experience while earning their University of Georgia degree.

UGA-Griffin also hosts the Office of Continuing Education, which provides innovative lifelong learning opportunities through its programs. In addition, Continuing Ed offers youth and community outreach programs, as well as conference space for other meetings

and special events. With both degree and non-degree programs, the UGA-Griffin campus continues to be a vital community partner.

The local economy continues to show signs of improvement in the real estate market along with commercial construction and retail shopping development even in the aftermath of the COVID-19 pandemic. From FY 2020 through FY 2021, the County saw a 15% average increase in number of homes constructed month over month.

Continuing development trends, both in terms of population and economic growth, are strongly influenced by the ongoing suburbanization of Spalding County. The issuance of single-family housing permits continued to increase from 191 permits in 2016 to 246 during 2020. This year the County expects to see ~380 new single-family permits for 2021. The average square footage of new single-family homes this year is 3,243 square feet, a 51% increase compared to 2016. The average size of homes and the average price per square foot is increasing on a yearly basis, but remains development and consumer friendly, considering land prices and availability when compared to surrounding counties.

Pulte Homes, Inc. chose Spalding County as the perfect location for Sun City Peachtree, the largest master-planned community in the Atlanta area. This adult community of over 3,400 planned homes is touted to be an "active adult oasis" and is the first Sun City branded product in Georgia. Sun City Peachtree opened four new pods during 2018, two new pods in 2019, two new pods in 2020 and are finalizing a second entrance in 2021 in addition to submitting final plats for four new pods. Out of the planned 49 pods in Sun City Peachtree, 25 pods are either complete or are in development. Additional growth within the county include; Roberts Run-Phases 1-3 (15 lots), Romines (2 lots), Rocky Creek (2 lots), Perez (4 lots), Moore Estates (2 lots), Village at Heron Bay-Phases 1& 2 (259 lots), Holiday Pass-Phase 2 (40 lots), Stonebriar-Phases 3 & 4 (129 lots), Crestwick-Phase 2 (21 lots). Development in the review stage, includes; Flint Mill-Phase 2 (60 lots), Vineyard Park (78 lots), and Big Pines Farm (247 lots). These new residents

will create a demand for additional retail and commercial services, which will fuel growth in this economic sector of our community.

Economic development continues with the announcement of our fifth industry in The Lakes at Green Valley, Georgia's first eco-friendly Industrial Park. The Lakes at Green Valley Industrial Park is now home to Rinnai, Otsuka, Toppan, Maruken, and MKDA. The

Lakes at Green Valley Industrial Park sits directly off Highway 16 and is situated only 8 miles from the Highway 16 and I-75 interchange. Rinnai permitted their nearly 400,000 square foot building in 2020 and MKDA is currently in the final stages of construction for their nearly 70,000 square foot building. Toppan Printing, Otsuka Chemical, and Rinnai have expanded their facilities since opening in the industrial park. The Development Authority has commitments on the remaining sites in The Lakes and is searching for future Industrial Park locations.

In 2019, the Airport Authority produced a Supplemental Environmental Assessment (SEA) based on its Airport Land Acquisition Phasing Plan (ALAPP). Georgia Department of Transportation has accepted the Supplemental Environmental Assessment (SEA) and the FAA issued a FONSI (Finding Of No Significant Impact) in the second quarter of 2021. The ALAPP is on its way through the multi-agency review process and should receive final approval in late 2021. The Airport Authority has completed Phase-1 Land Acquisition for the first 41 parcels of land. Phase-2 Land Acquisition of the remaining 15-20 parcels continues through 2021. Following Land Acquisition, the Airport Authority will move into demolition, followed by land clearing, grading and installation of drainage controls. Soon after, runway and taxiway construction will begin.

Sports Tourism is a valuable component to Spalding County. Sports Tourism promotes the vision of "play IN" Spalding County. Sports that have a significant economic impact in this area are disc golf, basketball, baseball, pickle ball, and sports clay shooting, and our state-of-the-art facilities are known nationwide. These sports increase awareness of Spalding County and the City of Griffin for both tourism and economic development

purposes. With the addition of four (4) disc golf courses, Spalding County has been named Disc Golf Capital of the Southeast and hosted the Disc Golf Southern National Tournament in August 2020, utilizing all four courses and Saturday, November 20, 2021 Spalding County hosted the C-tier PDGA-sanctioned singles disc golf tournament. September 15-19, 2021, the County hosted the USA Pickleball Sanctioned APP Atlanta Metro Open Pickle ball Tournament televised on ESPN with competing teams from across the nation.

Spalding County Parks & Leisure Services received the Outstanding Project of the Year (Quarry' Edge Park) and Special Event of the Year (Senior Adopt a Dog Day) awards from District Four Georgia Recreation and Park Association (GRPA) in 2021. Fairmont Community Center received an Innovative Program grant for \$1,000 from GRPA for "The Right Aim Photography" program. While our Spalding County Youth Football teams, Bulldog 6U, 9U, and 12U each won first place in the regional league championships.

The economic forecast for Spalding County indicates a continuation of these trends while our community focus is on our joint strategic plan of achieving prosperity, economic development, education, housing, and public safety. Spalding County expects to see substantial residential growth in the next decade and beyond. While many of these new residents will commute throughout the Atlanta region, it is expected that a number of these residents will be working in Spalding County. Considerable new commercial and industrial development is anticipated as businesses capitalize on Spalding County's South Atlanta metro location, while enjoying the County's dedicated, growing, and increasingly sophisticated workforce."

Griffin has been the backdrop to some of the most notorious film productions recently, from the Hunger Games and the Walking Dead to Black Panther and newly released Watchmen Series.

Conclusion

Both the Economy and the Population continue to grow in Spalding County and the region, so it is confidently anticipated that the caseload for the State Court of Spalding County will also continue to grow at its current pace.

Other factors such as anticipated growth in the population of the City of Griffin along with its growing appeal as an industrial, retail, education, business, and healthcare hub for the southern Metro Atlanta region; only adds emphasis to the fact that all of these factors will cause the caseloads in the State Court to continue to increase in the future. An unfortunate collateral impact of increased population is the increase in gang activity in Metro Atlanta which will certainly result in a continued increase in the criminal caseload for the State Court.

The addition of a second judge to the State Court will allow more attention to be given to all criminal and civil cases and allow the court to enhance its accountability court programs and continue its reputation for reducing the number of repeat offenders. Not only does this make the streets and highways safer for the citizens of Spalding County, but it also restores families and allows individuals to become productive members of the community. Two full-time state court judges will most certainly enhance court operations, which will ensure greater access to the courts by businesses and the public. These enhancements will dramatically improve the quality of justice offered to the community by the State Court.

From the data and information available and reviewed, it appears that the current and projected caseloads for Spalding County supports the calculations of the workload assessment for the State Court and clearly establishes a critical and immediate need for additional judicial resources. The primary metric that shows this need for additional judicial support is the Judge Year Value. *The 2022 Judge Year Value of 2.60 along with the projected 2023 Judge Year Value 2.07 is the one of the highest in the state. To put this in simple terms, Judge Josh Thacker handling more cases – and has been for years – in the busiest State Court (per Judge Year Values) in Georgia by himself with only part-time assistance of a senior judge on an occasional basis.*

For the past several years, the citizens of Spalding County have gotten more than their money's worth from the public service of Judge Josh Thacker. As the population and Economy of Spalding County continues to grow – it will not be long before the State Court caseload will require three Judges to clear its caseload each year.

APPENDIX

A. Spalding County Population	Page 18
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APPENDIX A

Geography name	State state_name	Best Population Year best_population_year	Best Population Estimate population
Georgia	Georgia	2022	10,912,876
Fulton County	Georgia	2022	1,074,634
Gwinnett County	Georgia	2022	975,353
Cobb County	Georgia	2022	771,952
DeKalb County	Georgia	2022	762,820
Chatham County	Georgia	2022	301,107
Clayton County	Georgia	2022	296,564
Cherokee County	Georgia	2022	281,278
Forsyth County	Georgia	2022	267,237
Henry County	Georgia	2022	248,364
Hall County	Georgia	2022	212,692
Richmond County	Georgia	2022	206,640
Muscogee County	Georgia	2022	202,616
Paulding County	Georgia	2022	178,421
Houston County	Georgia	2022	169,631
Columbia County	Georgia	2022	162,419
Bibb County	Georgia	2022	156,197
Coweta County	Georgia	2022	152,882
Douglas County	Georgia	2022	147,316
Clarke County	Georgia	2022	129,875
Carroll County	Georgia	2022	124,592
Fayette County	Georgia	2022	122,030
Lowndes County	Georgia	2022	119,739
Newton County	Georgia	2022	117,621
Bartow County	Georgia	2022	112,816
Whitfield County	Georgia	2022	103,132
Walton County	Georgia	2022	103,065
Floyd County	Georgia	2022	99,443
Rockdale County	Georgia	2022	94,984
Barrow County	Georgia	2022	89,299
Glynn County	Georgia	2022	85,079
Jackson County	Georgia	2022	83,936
Bulloch County	Georgia	2022	83,059
Dougherty County	Georgia	2022	82,966
Troup County	Georgia	2022	70,191
Effingham County	Georgia	2022	69,041
Spalding County	Georgia	2022	68,919
Walker County	Georgia	2022	68,915
Catoosa County	Georgia	2022	68,826
Liberty County	Georgia	2022	68,030

Gordon County	Georgia	2022	58,954
Camden County	Georgia	2022	57,013
Laurens County	Georgia	2022	49,660
Bryan County	Georgia	2022	48,225
Habersham County	Georgia	2022	47,475
Colquitt County	Georgia	2022	45,762
Thomas County	Georgia	2022	45,561
Polk County	Georgia	2022	43,709
Baldwin County	Georgia	2022	43,635
Oconee County	Georgia	2022	43,588
Coffee County	Georgia	2022	43,172
Tift County	Georgia	2022	41,412
Murray County	Georgia	2022	40,472
Harris County	Georgia	2022	36,276
Ware County	Georgia	2022	35,614
Pickens County	Georgia	2022	34,826
Lumpkin County	Georgia	2022	34,796
Lee County	Georgia	2022	33,642
Gilmer County	Georgia	2022	32,407
Madison County	Georgia	2022	31,473
Haralson County	Georgia	2022	31,337
Wayne County	Georgia	2022	30,896
Dawson County	Georgia	2022	30,138
Monroe County	Georgia	2022	29,427
Decatur County	Georgia	2022	28,982
Sumter County	Georgia	2022	28,877
White County	Georgia	2022	28,806
Peach County	Georgia	2022	28,562
Jones County	Georgia	2022	28,472
Upson County	Georgia	2022	28,086
Hart County	Georgia	2022	26,909
Toombs County	Georgia	2022	26,837
Stephens County	Georgia	2022	26,767
Butts County	Georgia	2022	26,649
Union County	Georgia	2022	26,388
Grady County	Georgia	2022	26,008
Fannin County	Georgia	2022	25,737
Chattooga County	Georgia	2022	24,936
Burke County	Georgia	2022	24,388
Franklin County	Georgia	2022	24,128
Tattnall County	Georgia	2022	24,064
Putnam County	Georgia	2022	22,984
Emanuel County	Georgia	2022	22,929
McDuffie County	Georgia	2022	21,713
Mitchell County	Georgia	2022	21,116

Morgan County	Georgia	2022	21,031
Meriwether County	Georgia	2022	20,845
Worth County	Georgia	2022	20,424
Pierce County	Georgia	2022	20,168
Greene County	Georgia	2022	20,139
Pike County	Georgia	2022	19,990
Elbert County	Georgia	2022	19,814
Dodge County	Georgia	2022	19,802
Washington County	Georgia	2022	19,738
Crisp County	Georgia	2022	19,708
Lamar County	Georgia	2022	19,467
Banks County	Georgia	2022	19,328
Appling County	Georgia	2022	18,428
Long County	Georgia	2022	18,348
Berrien County	Georgia	2022	18,214
Brantley County	Georgia	2022	18,183
Cook County	Georgia	2022	17,404
Rabun County	Georgia	2022	17,206
Ben Hill County	Georgia	2022	17,069
Brooks County	Georgia	2022	16,253
Dade County	Georgia	2022	16,081
Jasper County	Georgia	2022	15,951
Oglethorpe County	Georgia	2022	15,469
Jefferson County	Georgia	2022	15,314
Jeff Davis County	Georgia	2022	14,889
Screven County	Georgia	2022	13,977
Towns County	Georgia	2022	12,972
Charlton County	Georgia	2022	12,781
Telfair County	Georgia	2022	12,354
Bleckley County	Georgia	2022	12,257
Crawford County	Georgia	2022	12,140
Macon County	Georgia	2022	11,765
Heard County	Georgia	2022	11,725
Bacon County	Georgia	2022	11,191
McIntosh County	Georgia	2022	11,180
Candler County	Georgia	2022	11,000
Evans County	Georgia	2022	10,695
Early County	Georgia	2022	10,574
Dooly County	Georgia	2022	10,572
Lanier County	Georgia	2022	10,171
Pulaski County	Georgia	2022	9,984
Wilkes County	Georgia	2022	9,599
Johnson County	Georgia	2022	9,242
Seminole County	Georgia	2022	9,127
Irwin County	Georgia	2022	9,126

Turner County	Georgia	2022	8,842
Chattahoochee County	Georgia	2022	8,819
Wilcox County	Georgia	2022	8,761
Terrell County	Georgia	2022	8,754
Jenkins County	Georgia	2022	8,689
Wilkinson County	Georgia	2022	8,681
Montgomery County	Georgia	2022	8,655
Hancock County	Georgia	2022	8,387
Atkinson County	Georgia	2022	8,183
Lincoln County	Georgia	2022	7,841
Taylor County	Georgia	2022	7,737
Twiggs County	Georgia	2022	7,680
Marion County	Georgia	2022	7,449
Wheeler County	Georgia	2022	7,314
Clinch County	Georgia	2022	6,662
Treutlen County	Georgia	2022	6,365
Randolph County	Georgia	2022	6,116
Miller County	Georgia	2022	5,807
Talbot County	Georgia	2022	5,747
Calhoun County	Georgia	2022	5,469
Warren County	Georgia	2022	5,155
Stewart County	Georgia	2022	4,648
Schley County	Georgia	2022	4,496
Echols County	Georgia	2022	3,686
Glascock County	Georgia	2022	2,939
Clay County	Georgia	2022	2,845
Baker County	Georgia	2022	2,788
Webster County	Georgia	2022	2,328
Quitman County	Georgia	2022	2,249
Taliaferro County	Georgia	2022	1,600

APPENDIX B



2022 STATE COURT CASELOAD FILED CASES

COUNTY	CRIMINAL					CIVIL								Grand Total
	Serious Traffic	Non-Traffic Misdemeanors	Probation Revocations	Other Traffic	Total	Landlord Tenant	General Tort	Complex Tort	Contracts/Collections	Garnishments	Civil Appeals	Other Civil	Total	
Appling	68	589	25	181	863	0	11	0	19	27	2	17	76	939
Bacon	66	67	0	625	758	0	10	0	13	15	4	2	44	802
Baldwin	170	379	170	365	1,084	0	64	1	58	58	1	20	202	1,286
Barrow	408	1,227	8	2,213	3,856	1	140	0	20	3	1	13	178	4,034
Bibb	345	1,203	1,925	3,487	6,960	22	523	81	288	114	24	0	1,052	8,012
Brooks	72	180	-	3,545	3,797	-	13	-	37	1	1	1	53	3,850
Bryan	272	553	24	7,151	8,000	0	66	1	96	17	0	15	195	8,195
Bulloch	510	1,073	197	5,451	7,231	0	105	3	116	37	8	56	325	7,556
Burke	96	168	67	3,316	3,647	-	19	-	35	5	1	29	89	3,736
Candler	79	85	23	1,317	1,504	0	12	1	33	8	0	6	60	1,564
Carroll	481	842	308	7,172	8,803	6	164	160	89	14	2	0	435	9,238
Catoosa	157	816	221	4,541	5,735	0	20	0	40	11	0	1	72	5,807
Charlton	9	427	51	0	487	0	5	0	23	3	0	1	32	519
Chatham	1,313	1,837	35	2,202	5,387	19	830	28	843	347	41	35	2,143	7,530
Chattooga	209	463	-	1,529	2,201	-	9	-	4	-	3	-	16	2,217
Cherokee	962	1,651	600	8,487	11,700	22	383	3	606	100	16	40	1,170	12,870
Clarke	350	2,009	729	0	3,088	6	282	16	123	32	3	0	462	3,550
Clayton	736	6,190	526	20,335	27,787	10	1,498	438	229	34	8	147	2,364	30,151
Cobb	2,292	4,520	2,435	27,443	36,690	34	325	3,276	2,859	2,038	21	-	8,553	45,243
Coffee	179	538	104	2,812	3,633	0	30	0	53	21	3	26	133	3,766
Colquitt	248	610	-	2,602	3,460	0	138	0	1	-	3	135	277	3,737
Coweta	2,991	1,141	469	9,651	14,252	2	182	293	65	14	21	4	581	14,833
Decatur	161	478	114	643	1,396	0	0	4	29	17	3	0	53	1,449
DeKalb	851	5,467	93	35,071	41,482	238	2,631	88	1,894	513	5	527	5,896	47,378
Dougherty	110	1,448	241	345	2,144	4	109	2	108	13	12	0	248	2,392
Douglas	603	1,094	664	9,911	12,272	5	393	5	538	120	3	56	1,120	13,392
Early	48	100	8	417	573	1	7	1	12	2	2	0	25	598
Effingham	182	392	60	4,018	4,652	1	80	2	120	24	0	102	329	4,981
Elbert	118	432	80	652	1,282	0	10	0	49	13	1	0	73	1,355
Emanuel	1	2,259	-	6,968	9,228	-	21	18	25	-	-	-	64	9,292
Evans	99	1,387	11	254	1,751	0	15	7	13	1	0	0	36	1,787
Fayette	312	1,415	317	2,392	4,436	2	243	4	267	1	0	211	728	5,164
Forsyth	1,101	642	383	9,912	12,038	8	412	8	470	1,009	1	172	2,080	14,118

Fulton	1,647	7,815	117	5,194	14,773	19	2,667	836	2,325	2,967	95	-	8,909	23,682
Glynn	413	1,472	179	13,178	15,242	5	121	4	188	29	4	2	353	15,595
Grady	76	206	0	1,506	1,788	-	19	-	64	14	-	1	98	1,886
Gwinnett	1,027	3,616	191	995	5,829	132	3,414	142	3,291	5,028	70	437	12,514	18,343
Habersham	370	501	64	4,216	5,151	0	54	41	1	2	0	0	98	5,249
Hall	791	2,404	1,261	20,688	25,144	10	323	6	494	228	13	40	1,114	26,258
Henry	592	1,515	721	18,379	21,207	16	787	34	1,117	213	2	90	2,259	23,466
Houston	235	1,946	151	10,130	12,462	4	218	4	493	182	5	80	986	13,448
Jackson	200	766	297	1,961	3,224	1	126	0	214	32	3	21	397	3,621
Jeff Davis	72	210	30	1,346	1,658	0	13	13	9	0	1	-	36	1,694
Jefferson	76	120	11	3,675	3,882	0	5	11	4	0	0	0	20	3,902
Jenkins	55	47	36	131	269	0	16	4	3	3	1	-	27	296
Liberty	501	556	10	5,147	6,214	11	90	45	101	42	8	67	364	6,578
Long	60	141	125	73	399	0	0	24	1	0	1	0	26	425
Lowndes	497	2,105	1,265	11,310	15,177	-	70	4	129	96	3	30	332	15,509
McIntosh	169	224	0	20,382	20,775	0	9	0	33	4	0	15	61	20,836
Miller	71	88	2	758	919	-	5	-	14	4	1	-	24	943
Mitchell	30	269	29	1,743	2,071	13	22	-	31	16	7	11	100	2,171
Muscogee	1,228	1,731	156	3,577	6,692	10	273	269	238	47	11	-	848	7,540
Paulding	93	288	88	3,601	4,070	-	81	1	3	33	1	-	119	4,189
Pierce	122	171	7	47	347	0	18	0	25	11	1	8	63	410
Putnam	164	225	95	679	1,163	0	20	0	43	8	0	16	87	1,250
Richmond	1,068	2,207	8	10,884	14,167	6	227	134	222	31	8	0	628	14,795
Rockdale	169	561	227	9,066	10,023	1	245	128	112	27	0	-	513	10,536
Screven	74	190	75	164	503	10	17	-	32	6	2	15	82	585
Spalding	585	1,872	872	40,637	43,966	1	127	2	79	28	8	0	245	44,211
Stephens	142	280	60	2,381	2,863	-	21	22	41	-	2	-	86	2,949
Sumter	164	337	1	1,777	2,279	0	32	0	55	26	4	1	118	2,397
Tattnall	128	252	-	2,062	2,442	2	19	18	13	5	2	-	59	2,501
Thomas	160	537	49	1,705	2,451	2	52	1	80	54	0	41	230	2,681
Tift	221	3,225	63	8,740	12,249	0	0	31	41	49	3	0	124	12,373
Toombs	93	1,228	11	165	1,497	0	23	1	26	31	4	1	86	1,583
Treutlen	120	313	108	5,093	5,634	0	5	0	14	4	0	0	23	5,657
Troup	118	1,410	-	8,115	9,643	-	94	-	202	58	14	55	423	10,066
Turner	63	28	6	11,239	11,336	0	0	0	22	2	0	0	24	11,360
Walker	-	2,308	-	4,426	6,734	1	24	-	51	7	2	68	153	6,887
Ware	49	281	164	93	587	-	30	1	59	25	-	10	125	712
Washington	68	194	19	1,501	1,782	0	9	0	43	19	3	3	77	1,859
Wayne	409	671	16	2,780	3,876	1	7	7	10	2	0	0	27	3,903
Worth	90	135	0	5,055	5,280	0	0	0	0	0	0	58	58	5,338
Statewide Totals	27,809	84,127	16,402	429,607	557,945	626	18,033	6,223	19,098	13,945	469	2,686	61,080	619,025

*Dashes (-) within a cell represents no data reported.



2021 STATE COURT CASELOAD FILED CASES

COUNTY	CRIMINAL					CIVIL								Grand Total
	Serious Traffic	Non-Traffic Misdemeanors	Probation Revocations	Other Traffic	Total	Landlord Tenant	General Tort	Complex Tort	Contracts/Collections	Garnishments	Civil Appeals	Other Civil	Total	
Appling	85	521	33	170	809	0	0	1	34	7	0	11	53	862
Bacon	65	84	12	119	280	2	5	1	9	7	1	11	36	316
Baldwin	212	425	246	220	1,103	0	54	0	78	20	0	33	185	1,288
Barrow	185	371	1	-	557	-	94	-	16	3	6	8	127	684
Bibb	553	1,087	610	3,473	5,723	6	651	33	483	211	16	71	1,471	7,194
Brooks	124	141	0	4,506	4,771	0	6	0	30	0	0	5	41	4,812
Bryan	227	190	53	7,888	8,358	0	78	1	103	24	0	23	229	8,587
Bulloch	447	1,020	93	4,985	6,545	2	76	2	118	44	13	46	301	6,846
Burke	105	166	-	1,675	1,946	-	19	-	63	9	3	25	119	2,065
Candler	84	81	37	1,646	1,848	0	10	0	20	10	0	19	59	1,907
Carroll	448	726	258	9,138	10,570	1	232	10	519	75	8	162	1,007	11,577
Catoosa	262	1,210	140	3,710	5,322	0	30	1	96	3	0	5	135	5,457
Charlton	13	141	125	624	903	0	8	0	12	1	0	14	35	938
Chatham	1,604	1,786	30	2,322	5,742	24	867	42	1,050	181	41	47	2,252	7,994
Chattooga	328	344	-	1,715	2,387	-	18	-	51	3	2	5	79	2,466
Cherokee	1,194	1,745	611	8,145	11,695	22	392	5	720	53	3	40	1,235	12,930
Clarke	234	1,696	410	-	2,340	84	151	9	554	107	2	6	913	3,253
Clayton	620	6,222	833	22,273	29,948	63	1,126	12	1,415	118	9	840	3,583	33,531
Cobb	2,503	4,054	1,431	28,049	36,037	164	2,182	57	2,149	2,463	25	3,466	10,506	46,543
Coffee	300	749	53	2,616	3,718	2	26	0	155	39	2	11	235	3,953
Colquitt	182	566	-	2,014	2,762	0	34	0	75	14	1	19	143	2,905
Coweta	1,097	1,383	372	8,205	11,057	4	202	2	278	63	16	293	858	11,915
Decatur	129	325	250	2,343	3,047	0	23	0	66	25	1	6	121	3,168
DeKalb	660	3,122	78	34,536	38,396	110	2,790	73	2,292	335	14	657	6,271	44,667
Dougherty	115	1,598	194	249	2,156	2	126	3	192	79	8	75	485	2,641
Douglas	580	1,234	597	9,182	11,593	27	357	-	480	92	9	236	1,201	12,794
Early	114	97	12	765	988	0	6	0	56	10	1	0	73	1,061
Effingham	236	384	116	417	1,153	1	117	0	153	12	1	60	344	1,497
Elbert	153	294	9	546	1,002	0	9	0	30	11	2	11	63	1,065
Emanuel	-	20	-	5,264	5,284	-	20	-	39	13	-	19	91	5,375
Evans	46	183	6	519	754	0	15	0	20	5	1	2	43	797
Fayette	327	1,282	219	6,531	8,359	3	249	4	292	0	0	227	775	9,134
Forsyth	1,029	742	370	10,012	12,153	8	395	4	686	635	1	173	1,902	14,055

Fulton	1,920	6,262	91	2,948	11,221	617	3,621	45	2,545	1,330	85	1,529	9,772	20,993
Glynn	324	1,281	165	10,882	12,652	4	76	7	236	32	12	1	368	13,020
Grady	98	187	4	1,668	1,957	-	13	-	58	10	2	-	83	2,040
Gwinnett	742	3,645	95	740	5,222	94	3,489	100	4,781	3,187	56	586	12,293	17,515
Habersham	439	631	16	3,512	4,598	1	28	0	78	9	0	33	149	4,747
Hall	765	2,244	1,255	21,521	25,785	4	322	6	516	177	8	117	1,150	26,935
Henry	653	1,240	610	15,624	18,127	36	728	5	1,135	142	70	76	2,192	20,319
Houston	201	1,660	124	6,918	8,903	6	296	3	517	97	2	5	926	9,829
Jackson	185	887	252	1,968	3,292	1	125	2	398	27	9	8	570	3,862
Jeff Davis	74	99	59	1,276	1,508	-	4	0	17	7	0	7	35	1,543
Jefferson	82	40	9	2,336	2,467	6	9	0	25	4	0	13	57	2,524
Jenkins	60	90	2	2,986	3,138	0	4	0	11	1	0	25	41	3,179
Liberty	420	538	-	10,583	11,541	-	95	3	112	32	9	60	311	11,852
Long	76	133	181	76	466	-	11	-	21	2	2	15	51	517
Lowndes	534	2,017	1,041	13,531	17,123	0	18	6	141	59	2	101	327	17,450
McIntosh	201	295	-	20,553	21,049	-	13	-	20	5	2	15	55	21,104
Miller	33	76	-	811	920	-	1	-	17	5	-	3	26	946
Mitchell	22	245	23	1,861	2,151	10	21	-	24	14	6	11	86	2,237
Muscogee	1,272	2,264	29	2,489	6,054	1	304	30	327	204	5	762	1,633	7,687
Pierce	76	141	17	644	878	0	17	0	38	5	3	13	76	954
Putnam	181	307	55	754	1,297	0	10	0	45	11	0	18	84	1,381
Richmond	1,217	2,262	-	14,868	18,347	0	336	10	1,166	173	6	159	1,850	20,197
Rockdale	103	581	285	11,147	12,116	12	302	5	1,129	95	0	931	2,474	14,590
Screven	65	195	-	185	445	6	21	1	21	2	1	-	52	497
Spalding	203	2,455	1,103	4,819	8,580	1	131	2	152	29	1	96	412	8,992
Stephens	261	383	192	2,513	3,349	1	18	0	41	24	4	30	118	3,467
Sumter	98	472	1	1,769	2,340	0	27	0	49	26	2	20	124	2,464
Tattnall	91	220	-	1,304	1,615	2	18	-	38	12	2	14	86	1,701
Thomas	246	518	11	1,920	2,695	2	44	1	77	41	1	34	200	2,895
Tift	202	1,686	29	5,731	7,648	0	48	0	60	24	1	38	171	7,819
Toombs	93	1,271	34	225	1,623	0	32	0	33	25	3	23	116	1,739
Treutlen	113	78	84	5,460	5,735	0	3	0	13	2	0	2	20	5,755
Troup	113	1,265	995	7,724	10,097	-	37	-	330	64	6	55	492	10,589
Turner	58	18	0	9,991	10,067	0	0	0	21	1	0	0	22	10,089
Walker	188	902	-	2,423	3,513	7	27	-	72	7	2	87	202	3,715
Ware	79	276	-	119	474	-	29	-	74	21	1	-	125	599
Washington	56	148	3	1,282	1,489	-	26	-	52	15	1	4	98	1,587
Wayne	164	818	341	1,886	3,209	0	24	0	71	10	1	4	110	3,319
Worth	245	82	-	3,932	4,259	-	-	-	-	-	-	74	74	4,333
Statewide Totals	26,214	71,901	14,305	38,4836	49,7256	1,336	8,007	486	26,795	10, 603	491	11,595	72,002	569,258

*Dashes (-) within a cell represents no data reported.



**2020 STATE COURT CASELOAD
FILED CASES**

COUNTY	CRIMINAL				Total	CIVIL		Total	Grand Total
	Serious Traffic	Other Traffic	Non Traffic Misdemeanors	Probation Revocation		Landlord Tenant	Other Civil		
Appling	43	1,297	311	48	1,699	0	54	54	1,753
Bacon	44	414	101	1	560	0	37	37	597
Baldwin	147	205	441	225	1,018	0	188	188	1,206
Bibb	720	1,249	1,278	409	3,656	9	1,435	1,444	5,100
Bryan	59	3,113	120	13	3,305	3	226	229	3,534
Bulloch	458	4,333	928	166	5,885	0	319	319	6,204
Burke	222	2,355	196	59	2,832	13	71	84	2,916
Candler	58	1,249	82	21	1,410	0	44	44	1,454
Carroll	429	6,475	799	564	8,267	2	945	947	9,214
Catoosa	202	3,882	1,130	209	5,423	0	148	148	5,571
Charlton	22	518	159	112	811	-	38	38	849
Chatham	1,418	2,066	1,715	67	5,266	21	2,419	2,440	7,706
Chattooga	169	1,443	455	-	2,067	-	91	91	2,158
Cherokee	703	6,510	1,288	534	9,035	22	1,218	1,240	10,275
Clarke	243	-	1,630	574	2,447	18	770	788	3,235
Clayton	644	22,517	7,062	573	30,796	1	2,897	2,898	33,694
Cobb	1,578	24,582	4,018	1,715	31,893	135	8,307	8,442	40,335
Coffee	96	420	463	32	1,011	1	203	204	1,215
Colquitt	157	1,312	637	300	2,406	1	144	145	2,551
Coweta	872	9,327	3,596	381	14,176	4	709	713	14,889
Decatur	4	2,756	298	91	3,149	0	275	275	3,424
DeKalb	344	37,448	5,090	88	42,970	79	6,263	6,342	49,312
Dougherty	111	2,020	1,528	227	3,886	0	489	489	4,375
Douglas	421	7,414	9,609	856	18,300	9	1,060	1,069	19,369
Early	0	695	216	1	912	0	72	72	984
Effingham	214	395	400	223	1,232	0	356	356	1,588
Elbert	139	785	375	2	1,301	0	80	80	1,381
Emanuel	-	4,121	1,599	-	5,720	-	92	92	5,812
Evans	32	394	87	4	517	0	42	42	559
Fayette	190	20	2,100	318	2,628	2	724	726	3,354
Forsyth	770	7,772	805	442	9,789	6	1,658	1,664	11,453
Fulton	3,061	2,070	10,655	-	15,786	301	8,893	9,194	24,980
Glynn	307	6,879	1,227	291	8,704	7	256	263	8,967
Grady	-	1,291	159	4	1,454	9	80	89	1,543
Gwinnett	414	833	3,342	0	4,589	83	12,059	12,142	16,731
Habersham	323	4,170	540	26	5,059	0	206	206	5,265
Hall	744	19,180	2,060	1,048	23,032	7	1,010	1,017	24,049
Henry	552	12,159	1,288	335	14,334	58	2,164	2,222	16,556
Houston	183	7,852	1,740	152	9,927	1	1,007	1,008	10,935
Jackson	202	1,503	1,437	155	3,297	0	508	508	3,805
Jeff Davis	34	43	107	71	255	0	50	50	305
Jefferson	53	2,172	37	4	2,266	5	59	64	2,330
Jenkins	10	1,276	42	-	1,328	-	21	21	1,349
Liberty	154	2,819	501	-	3,474	-	331	331	3,805
Long	83	81	149	176	489	0	62	62	551
Lowndes	444	12,639	2,216	1,244	16,543	0	597	597	17,140
McIntosh	111	308	146	-	565	-	51	51	616
Miller	49	1,025	88	1	1,163	0	28	28	1,191
Mitchell	69	1,676	253	27	2,025	9	61	70	2,095
Muscogee	1,357	921	3,541	109	5,928	-	1,635	1,635	7,563
Pierce	31	499	151	65	746	0	55	55	801
Putnam	59	777	401	51	1,288	0	67	67	1,355
Richmond	998	3,283	1,664	5	5,950	0	1,716	1,716	7,666
Rockdale	191	10,086	633	275	11,185	7	2,560	2,567	13,752
Screven	67	101	101	169	438	9	60	69	507
Spalding	285	3,798	1,896	1,139	7,118	0	396	396	7,514
Stephens	71	2,814	241	-	3,126	-	117	117	3,243

Sumter	71	923	355	0	1,349	0	126	126	1,475
Tattnall	56	890	169	-	1,115	0	89	89	1,204
Thomas	212	1,370	592	5	2,179	0	214	214	2,393
Tift	187	10,367	101	34	10,689	0	188	188	10,877
Toombs	60	206	1,033	43	1,342	0	126	126	1,468
Treutlen	99	4,085	66	96	4,346	0	20	20	4,366
Troup	269	7,073	1,025	167	8,534	-	677	677	9,211
Turner	49	6,936	24	0	7,009	0	27	27	7,036
Walker	175	1,891	986	30	3,082	1	188	189	3,271
Ware	57	334	288	231	910	-	162	162	1,072
Washington	53	732	214	-	999	0	89	89	1,088
Wayne	116	1,339	859	286	2,600	0	127	127	2,727
Worth	118	4,600	142	-	4,860	-	0	0	4,860
STATEWIDE TOTALS	21,883	298,088	88,985	14,494	423,450	823	67,456	68,279	491,729

Data current as of 5.24.21

Categories with "-" indicates no data reported.



**2020 STATE COURT CASELOAD
CLEARANCE RATES**

COUNTY	CRIMINAL			TRAFFIC			CIVIL		
	Filed	Disposed	Clearance Rate	Filed	Disposed	Clearance Rate	Filed	Disposed	Clearance Rate
Appling	359	183	51%	1,340	875	65%	54	40	74%
Bacon	102	993	974%	458	402	88%	37	24	65%
Baldwin	666	1,113	167%	352	279	79%	188	140	74%
Bibb	1,687	4,431	263%	1,969	1,235	63%	1,444	1,046	72%
Bryan	133	5,479	4120%	3,172	2,661	84%	229	122	53%
Bulloch	1,094	8,644	790%	4,791	3,890	81%	319	137	43%
Burke	255	5,361	2102%	2,577	2,603	101%	84	61	73%
Candler	103	2,197	2133%	1,307	1,056	81%	44	22	50%
Carroll	1,363	11,806	866%	6,904	5,265	76%	947	1,305	138%
Catoosa	1,339	6,884	514%	4,084	3,075	75%	148	65	44%
Charlton	271	1,356	500%	540	560	104%	38	22	58%
Chatham	1,782	7,837	440%	3,484	2,957	85%	2,440	1,377	56%
Chattooga	455	2,480	545%	1,612	1,107	69%	91	11	12%
Cherokee	1,822	12,289	674%	7,213	5,755	80%	1,240	1,008	81%
Clarke	2,204	2,450	111%	243	205	84%	788	588	75%
Clayton	7,635	29,583	387%	23,161	12,365	53%	2,898	1,990	69%
Cobb	5,733	40,110	700%	26,160	18,304	70%	8,442	8,183	97%
Coffee	495	3,741	756%	516	1,402	272%	204	623	305%
Colquitt	937	3,310	353%	1,469	1,300	88%	145	0	0%
Coweta	3,977	23,571	593%	10,199	10,170	100%	713	668	94%
Decatur	389	2,835	729%	2,760	1,270	46%	275	112	41%
DeKalb	5,178	50,210	970%	37,792	24,114	64%	6,342	4,383	69%
Dougherty	1,755	1,364	78%	2,131	170	8%	489	415	85%
Douglas	10,465	23,571	225%	7,835	7,398	94%	1,069	865	81%
Early	217	1,192	549%	695	567	82%	72	20	28%
Effingham	623	1,873	301%	609	591	97%	356	295	83%
Elbert	377	2,126	564%	924	893	97%	80	38	48%
Emanuel	1,599	9,480	593%	4,121	4,059	98%	92	37	40%
Evans	91	760	835%	426	343	81%	42	41	98%
Fayette	2,418	1,969	81%	210	122	58%	726	516	71%
Forsyth	1,247	16,914	1356%	8,542	7,902	93%	1,664	1,434	86%
Fulton	10,655	11,652	109%	5,131	2,230	43%	9,194	6,566	71%
Glynn	1,518	12,652	833%	7,186	5,899	82%	263	840	319%
Grady	163	2,486	1525%	1,291	1,160	90%	89	90	101%
Gwinnett	3,342	4,115	123%	1,247	797	64%	12,142	9,591	79%
Habersham	566	7,386	1305%	4,493	3,538	79%	206	118	57%
Hall	3,108	42,716	1374%	19,924	20,013	100%	1,017	879	86%
Henry	1,623	28,234	1740%	12,711	12,884	101%	2,222	1,901	86%
Houston	1,892	22,616	1195%	8,035	10,321	128%	1,008	690	68%
Jackson	1,592	6,287	395%	1,705	2,407	141%	508	410	81%
Jeff Davis	178	303	170%	77	70	91%	50	36	72%
Jefferson	41	4,062	9907%	2,225	2,022	91%	64	35	55%
Jenkins	42	2,652	6314%	1,286	1,291	100%	21	21	100%
Liberty	501	5,271	1052%	2,973	2,394	81%	331	197	60%
Long	325	506	156%	164	170	104%	62	39	63%
Lowndes	3,460	26,715	772%	13,083	11,998	92%	597	413	69%
McIntosh	146	1,000	685%	419	397	95%	51	21	41%
Miller	89	1,553	1745%	1,074	763	71%	28	4	14%
Mitchell	280	3,014	1076%	1,745	1,394	80%	70	25	36%
Muscogee	3,650	2,771	76%	2,278	605	27%	1,635	1,482	91%
Pierce	216	1,119	518%	530	454	86%	55	38	69%
Putnam	452	1,873	414%	836	714	85%	67	51	76%
Richmond	1,669	11,610	696%	4,281	5,133	120%	1,716	893	52%
Rockdale	908	20,022	2205%	10,277	9,518	93%	2,567	2,610	102%
Screven	270	689	255%	168	196	117%	69	27	39%
Spalding	3,035	8,831	291%	4,083	3,338	82%	396	80	20%
Stephens	241	4,978	2066%	2,885	2,374	82%	117	84	72%
Sumter	355	1,934	545%	994	906	91%	126	66	52%
Tattnall	169	2,105	1246%	946	942	100%	89	66	74%
Thomas	597	3,270	548%	1,582	1,411	89%	214	209	98%
Tift	135	21,366	15827%	10,554	10,547	100%	188	123	65%
Toombs	1,076	1,468	136%	266	307	115%	126	60	48%

Treutlen	162	6,990	4315%	4,184	3,418	82%	20	8	40%
Troup	1,192	13,904	1166%	7,342	6,659	91%	677	600	89%
Turner	24	12,676	52817%	6,985	6,337	91%	27	5	19%
Walker	1,016	4,223	416%	2,066	1,682	81%	189	126	67%
Ware	519	1,486	286%	391	397	102%	162	77	48%
Washington	214	1,809	845%	785	807	103%	89	52	58%
Wayne	1,145	3,055	267%	1,455	1,047	72%	127	53	42%
Worth	142	8,680	6113%	4,718	4,290	91%	0	14	0%
STATEWIDE TOTALS	103,479	604,191	584%	319,971	263,725	82%	68,225	54,188	79%

Data current as of 5.24.21



2020 STATE COURT CASELOAD
SELF-REPRESENTED LITIGANTS (SRL)
LIMITED ENGLISH PROFICIENCY (LEP)

COUNTY	CRIMINAL & TRAFFIC		CIVIL		TOTALS	
	SRL	LEP	SRL	LEP	SRL	LEP
Appling	0	0	24	0	24	0
Bacon	0	0	21	0	21	0
Baldwin	107	0	18	0	125	0
Bibb	2,244	7	108	0	2,352	7
Bryan	112	0	112	0	224	0
Bulloch	0	5	106	0	106	5
Burke	0	0	7	0	7	0
Candler	1,419	20	12	0	1,431	20
Carroll	3	23	0	0	3	23
Catoosa	0	0	0	0	0	0
Charlton	48	6	16	0	64	6
Chatham	0	0	0	0	0	0
Chattooga	0	0	0	0	0	0
Cherokee	4,798	39	128	0	4,926	39
Clarke	34	21	145	1	179	22
Clayton	0	0	0	0	0	0
Cobb	0	0	0	0	0	0
Coffee	1,607	90	25	1	1,632	91
Colquitt	0	0	1	0	1	0
Coweta	0	0	190	0	190	0
Decatur	0	0	0	0	0	0
DeKalb	8,099	351	2,224	0	10,323	351
Dougherty	0	0	32	0	32	0
Douglas	20,179	21	1,254	0	21,433	21
Early	0	0	0	0	0	0
Effingham	7	2	12	0	19	2
Elbert	51	8	4	0	55	8
Emanuel	0	0	0	0	0	0
Evans	229	2	25	0	254	2
Fayette	2	35	118	0	120	35
Forsyth	0	0	0	0	0	0
Fulton	0	0	0	0	0	0
Glynn	0	0	803	0	803	0
Grady	0	0	1	0	1	0
Gwinnett	0	0	4,454	12	4,454	12
Habersham	21	319	0	0	21	319
Hall	0	0	0	0	0	0
Henry	930	24	120	2	1,050	26
Houston	7,361	13	174	0	7,535	13
Jackson	2,589	14	0	0	2,589	14

Jeff Davis	210	0	0	0	210	0
Jefferson	1,713	0	76	0	1,789	0
Jenkins	37	0	3	0	40	0
Liberty	29	21	330	0	359	21
Long	574	8	13	0	587	8
Lowndes	13,921	86	0	0	13,921	86
McIntosh	0	0	21	0	21	0
Miller	764	0	24	0	788	0
Mitchell	0	0	0	0	0	0
Muscogee	0	0	0	0	0	0
Pierce	0	5	7	0	7	5
Putnam	1,116	25	2	0	1,118	25
Richmond	3,443	0	0	0	3,443	0
Rockdale	9,286	20	4,330	0	13,616	20
Screven	0	0	0	0	0	0
Spalding	5,384	5	23	0	5,407	5
Stephens	75	0	75	0	150	0
Sumter	46	0	36	0	82	0
Tattnall	0	0	3	0	3	0
Thomas	570	1	186	0	756	1
Tift	33	35	24	0	57	35
Toombs	1,367	11	9	0	1,376	11
Treutlen	273	0	0	0	273	0
Troup	0	0	0	0	0	0
Turner	6,290	36	26	1	6,316	37
Walker	0	0	0	0	0	0
Ware	0	0	66	0	66	0
Washington	0	0	7	0	7	0
Wayne	1,978	0	0	0	1,978	0
Worth	0	0	0	0	0	0
STATEWIDE TOTALS	96,949	1,253	15,395	17	112,344	1,270

Data current as of 5.24.21



2019 STATE COURT CASELOAD FILED CASES

COUNTY	CRIMINAL					CIVIL			GRAND TOTAL
	Serious Traffic	Non-Traffic Misdemeanors	Probation Revocations	Other Traffic	TOTAL	Landlord Tenant	Other Civil	TOTAL	
Appling	50	364	72	71	557	0	72	72	629
Bacon	47	224	35	502	808	0	38	38	846
Baldwin	108	469	659	248	1,484	0	196	196	1,680
Bibb	630	1,754	580	394	3,358	11	1,400	1,411	4,769
Brooks	68		22	4,004	4,094	1	38	39	4,133
Bryan	63	141		3,650	3,854	0	180	180	4,034
Bulloch	490	1,254	345	4,075	6,164	1	295	296	6,460
Burke	256	176	138	3,178	3,748	28	70	98	3,846
Candler	36	88	33	679	836	0	27	27	863
Carroll	386	1,076	808	262	2,532	1	746	747	3,279
Catoosa	205	1,119	387	4,262	5,973	1	105	106	6,079
Charlton	32	228	206	1,293	1,759	0	31	31	1,790
Chatham	1,753	2,751	516	3,027	8,047	21	2,282	2,303	10,350
Chattooga		237	1,533	497	2,267		75	75	2,342
Cherokee	825	1,977	1,116	10,677	14,595	19	1,210	1,229	15,824
Clarke	300	1,860	1,911		4,071	12	690	702	4,773
Clayton	704	8,345	1,608	25,435	36,092	8	3,232	3,240	39,332
Cobb	2,063	6,131	3,831	37,027	49,052	109	12,846	12,955	62,007
Coffee	850	2,130		1,871	4,851		179	179	5,030
Colquitt	126	744	465	1,364	2,699	1	144	145	2,844
Coweta	984	2,489	777	11,267	15,517	9	984	993	16,510
Decatur	-	355	112	2,123	2,590	0	133	133	2,723
DeKalb	717	5,240	630	71,870	78,457	65	5,981	6,046	84,503
Dougherty	61	1,703	479	230	2,473	0	466	466	2,939
Douglas	520	1,289	1,833	8,797	12,439	4	1,030	1,034	13,473
Early	126	127	2	1,167	1,422		59	59	1,481
Effingham	317	561		59	937	0	408	408	1,345
Elbert	120	456	86	1,086	1,748	1	63	64	1,812
Emanuel		98		3,393	3,491		64	64	3,555
Evans	48	121	9	477	655		48	48	703
Fayette	258	1,862	861	2,697	5,678	4	719	723	6,401
Forsyth	783	964	539	8,969	11,255	5	1,751	1,756	13,011
Fulton	1,055	8,350	1,604	13,910	24,919	174	8,355	8,529	33,448
Glynn	361	1,856	527	9,209	11,953	5	291	296	12,249
Grady		186	35	1,286	1,507	1	88	89	1,596
Gwinnett					-	33	13,573	13,606	13,606
Habersham	340	450	54	4,297	5,141	0	179	179	5,320
Hall	873	2,543	1,700	30,316	35,432	8	1,089	1,097	36,529
Henry	530	1,916	1,049	17,148	20,643	8	2,033	2,041	22,684
Houston	249	2,104	301	12,264	14,918	3	945	948	15,866
Jackson	237	1,423	208	2,431	4,299	0	442	442	4,741
Jeff Davis	54	112	176	37	379		25	25	404
Jefferson	86	99	3	2,401	2,589	2	57	59	2,648
Jenkins	78	73	44	2,391	2,586	0	30	30	2,616
Liberty	304	645	56	3,613	4,618	3	259	262	4,880
Long	435	494	364	2,171	3,464	0	45	45	3,509
Lowndes	504	2,372	1,733	15,011	19,620	0	443	443	20,063
McIntosh	104	268		642	1,014		30	30	1,044
Miller	11	54	3	878	946		16	16	962
Mitchell	15	293	46	1,638	1,992		93	93	2,085

Muscogee	742	6,106	412	3,122	10,382	2	2,877	2,879	13,261
Pierce	69	390	127	550	1,136	2	50	52	1,188
Putnam	502	612	68	51	1,233		57	57	1,290
Richmond	1,147	2,190	1,400	15,206	19,943	0	1,549	1,549	21,492
Rockdale	200	1,073	340	9,221	10,834	16	2,804	2,820	13,654
Screven	93	96		107	296		50	50	346
Spalding	215	1,467	459	5,732	7,873	0	379	379	8,252
Stephens	6	964		2,789	3,759		114	114	3,873
Sumter	270	566	-	1,346	2,182	0	247	247	2,429
Tattall	88	267		1,167	1,522		80	80	1,602
Thomas	158	587	20	1,718	2,483	0	266	266	2,749
Tift	2	1,540	89	15,213	16,844	0	211	211	17,055
Toombs	47	874	74	500	1,495	0	138	138	1,633
Treutlen	78	294	90	4,471	4,933	0	25	25	4,958
Troup	321	1,354	415	10,016	12,106	2	560	562	12,668
Turner	51	58	7	10,201	10,317	0	13	13	10,330
Ware	68	443	337	205	1,053	0	122	122	1,175
Washington	110	529		398	1,037		54	54	1,091
Wayne	187	705	596	275	1,763	1	141	142	1,905
Worth	78	268		5,678	6,024		61	61	6,085
STATEWIDE TOTALS	22,594	89,954	31,930	422,260	566,738	561	73,353	73,914	640,652

Categories with no data reported are indicated by "-"

Last Update 9.18.20



2019 STATE COURT CASELOAD CLEARANCE RATES

COUNTY	CRIMINAL			TRAFFIC			CIVIL		
	Filed	Disposed	Clearance Rate	Filed	Disposed	Clearance Rate	Filed	Disposed	Clearance Rate
Appling	436	580	133.0%	121	269	222.3%	72	33	45.8%
Bacon	259	230	88.8%	549	588	107.1%	38	32	84.2%
Baldwin	1,128	1,193	105.8%	356	333	93.5%	196	136	69.4%
Bibb	2,334	2,424	103.9%	1,024	921	89.9%	1,411	1,148	81.4%
Brooks	22	14	63.6%	4,072	3,942	96.8%	39	16	41.0%
Bryan	141	3,457	2451.8%	3,713	194	5.2%	180	132	73.3%
Bulloch	1,599	1,443	90.2%	4,565	3,969	86.9%	296	224	75.7%
Burke	314	208	66.2%	3,434	3,292	95.9%	98	73	74.5%
Candler	121	115	95.0%	715	776	108.5%	27	41	151.9%
Carroll	1,884	1,738	92.3%	648	479	73.9%	747	994	133.1%
Catoosa	1,506	1,297	86.1%	4,467	3,950	88.4%	106	41	38.7%
Charlton	434	444	102.3%	1,325	1,285	97.0%	31	17	54.8%
Chatham	3,267	3,697	113.2%	4,780	3,897	81.5%	2,303	1,263	54.8%
Chattooga	1,770	1,467	82.9%	497	350	70.4%	75	17	22.7%
Cherokee	3,093	2,726	88.1%	11,502	9,617	83.6%	1,229	939	76.4%
Clarke	3,771	2,994	79.4%	300	346	115.3%	702	550	78.3%
Clayton	9,953	9,116	91.6%	26,139	24,284	92.9%	3,240	2,789	86.1%
Cobb	9,962	6,342	63.7%	39,090	40,451	103.5%	12,955	11,687	90.2%
Coffee	2,130	1,212	56.9%	2,721	2,939	108.0%	179	89	49.7%
Colquitt	1,209	1,085	89.7%	1,490	1,436	96.4%	145	91	62.8%
Coweta	3,266	3,272	100.2%	12,251	11,142	90.9%	993	716	72.1%
Decatur	467	473	101.3%	2,123	1,874	88.3%	133	72	54.1%
DeKalb	5,870	5,788	98.6%	72,587	67,290	92.7%	6,046	4,227	69.9%
Dougherty	2,182	2,039	93.4%	291	298	102.4%	466	390	83.7%
Douglas	3,122	1,433	45.9%	9,317	8,847	95.0%	1,034	723	69.9%
Early	129	78	60.5%	1,293	1,094	84.6%	59	11	18.6%
Effingham	561	642	114.4%	376	975	259.3%	408	310	76.0%
Elbert	542	555	102.4%	1,206	1,119	92.8%	64	35	54.7%
Emanuel	98	69	70.4%	3,393	3,248	95.7%	64	22	34.4%
Evans	130	85	65.4%	525	408	77.7%	48	32	66.7%
Fayette	2,723	2,709	99.5%	2,955	2,866	97.0%	723	881	121.9%
Forsyth	1,503	1,493	99.3%	9,752	9,993	102.5%	1,756	1,422	81.0%
Fulton	9,954	10,297	103.4%	14,965	7,127	47.6%	8,529	9,306	109.1%
Glynn	2,383	1,771	74.3%	9,570	10,427	109.0%	296	448	151.4%
Grady	221	196	88.7%	1,286	1,318	102.5%	89	36	40.4%
Gwinnett	-	-	0.0%	-	-	0.0%	13,606	8,413	61.8%
Habersham	504	561	111.3%	4,637	4,646	100.2%	179	247	138.0%
Hall	4,243	2,624	61.8%	31,189	31,393	100.7%	1,097	869	79.2%
Henry	2,965	2,492	84.0%	17,678	17,361	98.2%	2,041	1,508	73.9%
Houston	2,405	2,332	97.0%	12,513	11,127	88.9%	948	561	59.2%
Jackson	1,631	1,649	101.1%	2,668	2,646	99.2%	442	333	75.3%
Jeff Davis	288	332	115.3%	91	122	134.1%	25	30	120.0%
Jefferson	102	99	97.1%	2,487	2,405	96.7%	59	42	71.2%
Jenkins	117	321	274.4%	2,469	3,233	130.9%	30	15	50.0%
Liberty	701	574	81.9%	3,917	582	14.9%	262	187	71.4%
Long	858	673	78.4%	2,606	2,114	81.1%	45	32	71.1%
Lowndes	4,105	3,935	95.9%	15,515	17,008	109.6%	443	246	55.5%

McIntosh	268	236	88.1%	746	597	80.0%	30	30	100.0%
Miller	57	31	54.4%	889	733	82.5%	16	1	6.3%
Mitchell	339	307	90.6%	1,653	1,568	94.9%	93	70	75.3%
Muscogee	6,518	4,418	67.8%	3,864	2,176	56.3%	2,879	1,238	43.0%
Pierce	517	586	113.3%	619	566	91.4%	52	35	67.3%
Putnam	680	672	98.8%	553	525	94.9%	57	70	122.8%
Richmond	3,590	2,548	71.0%	16,353	18,680	114.2%	1,549	1,589	102.6%
Rockdale	1,413	1,360	96.2%	9,421	9,064	96.2%	2,820	2,406	85.3%
Screven	96	178	185.4%	200	293	146.5%	50	26	52.0%
Spalding	1,926	1,425	74.0%	5,947	5,550	93.3%	379	585	154.4%
Stephens	964	841	87.2%	2,795	2,563	91.7%	114	69	60.5%
Sumter	566	469	82.9%	1,616	1,618	100.1%	247	127	51.4%
Tattnall	267	222	83.1%	1,255	1,254	99.9%	80	51	63.8%
Thomas	607	552	90.9%	1,876	1,613	86.0%	266	167	62.8%
Tift	1,629	2,003	123.0%	15,215	14,252	93.7%	211	154	73.0%
Toombs	948	843	88.9%	547	568	103.8%	138	81	58.7%
Treutlen	384	388	101.0%	4,549	4,571	100.5%	25	7	28.0%
Troup	1,769	1,098	62.1%	10,337	9,229	89.3%	562	349	62.1%
Turner	65	29	44.6%	10,252	9,518	92.8%	13	4	30.8%
Ware	780	796	102.1%	273	264	96.7%	122	55	45.1%
Washington	529	596	112.7%	508	647	127.4%	54	33	61.1%
Wayne	1,301	969	74.5%	462	430	93.1%	142	91	64.1%
Worth	268	215	80.2%	5,756	5,345	92.9%	61	55	90.2%
STATEWIDE TOTALS	121,884	109,056	89.5%	444,854	415,605	93.4%	73,914	58,719	79.4%

Categories with no data reported are indicated by "-"

Last Updated 9.18.20



COUNTY	GARNISHMENT		
	Open	Filed	Disposed
Appling			
Bacon	3	1	-
Baldwin	116	20	8
Bibb	174	177	108
Brooks	-	-	-
Bryan	87	8	1
Bulloch	25	28	36
Burke	-	7	3
Candler	-	3	1
Carroll	553	44	97
Catoosa	5	4	-
Charlton	4	-	-
Chatham	516	391	83
Chattooga	4	5	1
Cherokee	137	63	44
Clarke	99	64	53
Clayton	262	110	106
Cobb		2,721	2,503
Coffee		17	2
Colquitt	73	20	1
Coweta	376	57	13
Decatur	156	20	3
DeKalb	3,524	612	125
Dougherty	44	58	52
Douglas	12	25	17
Early	8	9	1
Effingham	3	8	5
Elbert	8	9	2
Emanuel	5	9	
Evans	5	5	1
Fayette	366	26	328
Forsyth	8	537	516
Fulton	894	1,168	2,398
Glynn	325	25	65
Grady	33	9	1
Gwinnett	7,638	3,951	2,287

Habersham	133	14	145
Hall	31	115	64
Henry	39	134	117
Houston	82	97	18
Jackson	23	18	13
Jeff Davis	5	3	5
Jefferson	31	8	6
Jenkins	3	1	-
Liberty	23	26	1
Long	1	-	-
Lowndes	31	71	17
McIntosh		1	
Miller	5	5	
Mitchell			
Muscogee	107	197	90
Pierce	2	9	1
Putnam	5	8	11
Richmond	900	120	26
Rockdale	56	86	115
Screven	57	2	3
Spalding	48	28	111
Stephens	14	27	15
Sumter	36	13	8
Tattall	20	13	3
Thomas	110	21	9
Tift	69	-	17
Toombs	16	19	9
Treutlen	1	1	-
Troup	37	52	16
Turner	-	-	-
Ware	407	13	2
Washington	7	8	5
Wayne	11	17	11
Worth	14		1
STATEWIDE TOTALS	17,787	11,338	9,700

Categories with no data reported are indicated by "-"



2019 STATE COURT CASELOAD

Self-Represented Litigants (SRL)
Limited English Proficiency (LEP)

COUNTY	CRIMINAL & TRAFFIC		CIVIL		TOTALS	
	SRL	LEP	SRL	LEP	SRL	LEP
Appling	-	-	-	-	-	-
Bacon	-	-	16	-	16	-
Baldwin	397	-	131	-	528	-
Bibb	2,032	26	153	-	2,185	26
Brooks	3,597	22	-	-	3,597	22
Bryan	100	-	112	-	212	-
Bulloch	-	2	135	-	135	2
Burke	-	-	-	-	-	-
Candler	890	17	41	-	931	17
Carroll	249	4	-	-	249	4
Catoosa	-	-	1	-	1	-
Charlton	200	9	9	-	209	9
Chatham	-	-	-	-	-	-
Chattooga	-	-	-	-	-	-
Cherokee	7,894	103	314	4	8,208	107
Clarke	121	20	102	2	223	22
Clayton	-	-	-	-	-	-
Cobb	-	-	-	-	-	-
Coffee	-	-	78	-	78	-
Colquitt	-	390	1	-	1	390
Coweta	13,125	126	153	1	13,278	127
Decatur	-	-	-	-	-	-
DeKalb	64,216	1,071	2,640	8	66,856	1,079
Dougherty	-	2	25	-	25	2
Douglas	11,255	23	1,159	-	12,414	23
Early	-	-	-	-	-	-
Effingham	-	4	30	-	30	4
Elbert	1,045	21	-	-	1,045	21
Emanuel	3,266	-	26	-	3,292	-
Evans	266	18	25	-	291	18
Fayette	14	31	207	-	221	31
Forsyth	-	-	-	-	-	-
Fulton	6	63	-	-	6	63
Glynn	-	-	384	-	384	-
Grady	-	-	-	-	-	-
Gwinnett	-	-	-	-	-	-

Habersham	-	-	-	-	-	-
Hall	-	-	-	-	-	-
Henry	1,411	74	110	3	1,521	77
Houston	-	-	-	-	-	-
Jackson	2,589	6	1	-	2,590	6
Jeff Davis	286	17	-	-	286	17
Jefferson	2,819	-	64	-	2,883	-
Jenkins	145	77	-	-	145	77
Liberty	38	-	145	-	183	-
Long	2,279	45	34	-	2,313	45
Lowndes	18,500	102	111	1	18,611	103
McIntosh	-	-	29	-	29	-
Miller	727	-	-	-	727	-
Mitchell	-	-	-	-	-	-
Muscogee	-	-	-	-	-	-
Pierce	-	-	9	-	9	-
Putnam	1,026	6	7	-	1,033	6
Richmond	14,152	-	-	-	14,152	-
Rockdale	199	15	3,972	-	4,171	15
Screven	-	-	-	-	-	-
Spalding	6,290	-	60	1	6,350	1
Stephens	-	-	40	-	40	-
Sumter	218	-	84	-	302	-
Tattnall	-	-	1	-	1	-
Thomas	762	24	112	-	874	24
Tift	-	81	27	-	27	81
Toombs	969	15	16	-	985	15
Treutlen	4,722	-	-	-	4,722	-
Troup	-	-	-	-	-	-
Turner	9,453	42	1	-	9,454	42
Ware	-	1	32	-	32	1
Washington	-	3	-	-	-	3
Wayne	1,825	40	1	-	1,826	40
Worth	-	5	-	-	-	5
STATEWIDE TOTALS						
	SRL	187,681			LEP	2,525

Categories with no data reported are indicated by "-"

APPENDIX C

SPALDING COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED
JUNE 30, 2021**

**Prepared by:
Jinna L. Garrison, CPA
Administrative Services Director**

SPALDING COUNTY, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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SPALDING COUNTY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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SPALDING COUNTY, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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I. INTRODUCTORY SECTION

December 20, 2021

To the Honorable Clay W Davis, Chairman,
Members of the Board of Commissioners,
and Citizens of Spalding County, Georgia:

State law requires that every general-purpose local government publish, within six months of the close of each fiscal year, a complete set of audited financial statements. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report of Spalding County, Georgia for the fiscal year ended June 30, 2021.

This report consists of management's representations concerning the finances of Spalding County, Georgia. Consequently, management assumes full responsibility for the completeness and reliability of the information presented in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, Spalding County's objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Mauldin & Jenkins, LLC, a firm of licensed certified public accountants, have issued an unmodified ("clean") opinion on Spalding County's financial statements for the year ended June 30, 2021. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

In accordance with certain provisions contained in the 1996 amendments to the Single Audit Act, the County is required to issue a single audit report on federal programs activity for its fiscal year ended June 30, 2021. The dollar threshold of applicability requiring a single audit is \$750,000 of which the County's program expenditures exceeded through the acceptance of the CARES funding and the American Rescue Plan funds.

Profile of the government

Spalding County was created in 1851 by an act of the Legislature of the State of Georgia and is geographically located in the middle part of the state, approximately 40 miles south of Atlanta. Its land area encompasses approximately 200 square miles and serves a population of 67,306 as reported in the 2020 US Census report. Spalding County is empowered to levy a property tax on both real and personal properties located within its boundaries.

Spalding County is bordered on the north by Clayton and Henry Counties, on the east by Butts County, on the south by Lamar and Pike Counties and on the west by Meriwether, Coweta and Fayette Counties. Three incorporated municipalities are located within Spalding County: Griffin, which is the County seat, Orchard Hill and Sunny Side.

The governing authority of the County is a Board of Commissioners consisting of five members. The commissioners serve on a part-time basis and are elected to staggered terms of four years. The commissioners are responsible, among other things, for passing ordinances, adopting the budget, establishing tax rates, appointing committees, and hiring both the County's Manager and attorney. In 1992, the General Assembly of Georgia created the position of County Manager for Spalding County. The County Manager is responsible for carrying out the policies and ordinances of the Spalding County Board of Commissioners, for overseeing the day-to-day operations of the County, and for appointing the heads of various departments.

Spalding County provides a full range of services, including law enforcement; corrections; the construction and maintenance of buildings, parks, streets, highways, bridges, storm-water drainage facilities, and other associated infrastructure; parks and recreational activities; 911 emergency communications; homeland security; voter registration and elections; court systems; tax assessment and collection; building inspections; geographic information systems; planning and zoning; solid waste collection and recycling; code enforcement; animal control; and general administrative and support activities. The County also provides fire protection to the unincorporated areas of the County and to the municipalities of Orchard Hill and Sunny Side on a yearly contractual basis.

This report includes all funds of the County, as well as those component units that have been determined to meet the criteria for inclusion in the County's reporting entity. The Spalding County Water and Sewerage Facilities Authority, the Spalding County Department of Health, and the Griffin-Spalding County Development Authority are all included as an integral part of Spalding County's financial statements.

The annual budget serves as the foundation for Spalding County's financial planning and control. All departments, component units and agencies of Spalding County are required to submit requests for future appropriation to the County Manager in February each year. The County Manager uses these requests as the starting point for developing a proposed budget. The County Manager then presents this proposed budget to the Board of

Commissioners for review during the month of May. The Board of Commissioners are required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30th, the close of Spalding County's fiscal year. The appropriated budget is prepared by fund and department. The County Manager may make transfers of appropriations within a department. Transfers of appropriations between departments and the appropriation of additional funds, however, require the special approval of the Board of Commissioners. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented as part of the basic financial statements for the governmental funds. For governmental funds, other than the general fund, with appropriated annual budgets, this comparison is presented in the governmental fund subsection of this report.

Local Economy

Spalding County is considered the southern most suburb of the Atlanta region and is conveniently situated near I-75 and directly on the routes of Georgia Highways 16 and 19/41. This proximity to the Atlanta Metropolitan Area continues to aid in driving our economy upward.

During the past ten years, Spalding County's unemployment rate has fallen from an initial high of 14.4 percent in 2011 to the current low of 5.2 percent in 2021. The current unemployment rate for the State of Georgia is 4.0 percent.

The Griffin Spalding County School system (GSCS) currently serves 9,741 students. With 708 classroom teachers. The County's teacher to student ratio is 1:13.76. GSCS' 2021 graduation rate of 83.54% is a decrease from last year, yet in line with the state's average. The previous graduation rates are: 90.2% in 2020, 88.6% in 2019, 85.4% in 2018, 81.4% in 2017, 69.2% in 2016, and 66.6% in 2015. According to the Georgia Department of Education website (Frick, 2021), Georgia's high-school graduation rate did not change significantly from 2020 to 2021 – the 2021 rate was 83.7 percent compared to 83.8 percent in 2020.

Southern Crescent Technical College (SCTC) enrolled 7,627 students in credit programs with a 69.5% retention rate. Ranked Georgia's 6th largest technical college, they graduated 2,784 students and secured the position of 3rd largest producer of graduates in the Technical College System. SCTC continued to provide cutting-edge programs to meet the workforce demands of our local business and industry partners. Developing our workforce is important, and SCTC's overall placement rate for academic year 2021 was 99.4% and in-field placement rate rose from 88.2% in 2020 to 90.3% in academic year 2021. SCTC shares the pride as being the 16th community and technical college in the nation selected as a "Most Promising Place to Work" and they are a designated "Military Friendly School". Spalding County is proud to have Southern Crescent Technical College within our community.

The University of Georgia Griffin Campus (UGA-Griffin), originally established as the Georgia Experiment Station in 1888, has played an integral role in the development of modern agriculture. While the campus is mostly known for its groundbreaking advancements in agricultural and environmental sciences, UGA-Griffin began offering degree-completion programs in 2005. Students at UGA-Griffin enjoy low student-to-faculty ratios, and many students can take advantage of on-campus work and directed research opportunities so they can gain real-world work experience while earning their University of Georgia degree.

UGA-Griffin also hosts the Office of Continuing Education, which provides innovative lifelong learning opportunities through its programs. In addition, Continuing Ed offers youth and community outreach programs, as well as conference space for other meetings and special events. With both degree and non-degree programs, the UGA-Griffin campus continues to be a vital community partner.

The local economy continues to show signs of improvement in the real estate market along with commercial construction and retail shopping development even in the aftermath of the COVID-19 pandemic. From FY 2020 through FY 2021, the County saw a 15% average increase in number of homes constructed month over month.

Continuing development trends, both in terms of population and economic growth, are strongly influenced by the ongoing suburbanization of Spalding County. The issuance of single-family housing permits continued to increase from 191 permits in 2016 to 246 during 2020. This year the County expects to see ~380 new single-family permits for 2021. The average square footage of new single-family homes this year is 3,243 square feet, a 51% increase compared to 2016. The average size of homes and the average price per square foot is increasing on a yearly basis, but remains development and consumer friendly, considering land prices and availability when compared to surrounding counties.

Pulte Homes, Inc. chose Spalding County as the perfect location for Sun City Peachtree, the largest master-planned community in the Atlanta area. This adult community of over 3,400 planned homes is touted to be an “active adult oasis” and is the first Sun City branded product in Georgia. Sun City Peachtree opened four new pods during 2018, two new pods in 2019, two new pods in 2020 and are finalizing a second entrance in 2021 in addition to submitting final plats for four new pods. Out of the planned 49 pods in Sun City Peachtree, 25 pods are either complete or are in development. Additional growth within the county include; Roberts Run–Phases 1-3 (15 lots), Romines (2 lots), Rocky Creek (2 lots), Perez (4 lots), Moore Estates (2 lots), Village at Heron Bay–Phases 1& 2 (259 lots), Holiday Pass–Phase 2 (40 lots), Stonebriar–Phases 3 & 4 (129 lots), Crestwick–Phase 2 (21 lots). Development in the review stage, includes; Flint Mill–Phase 2 (60 lots), Vineyard Park (78 lots), and Big Pines Farm (247 lots). These new residents will create a demand for additional retail and commercial services, which will fuel growth in this economic sector of our community.

Economic development continues with the announcement of our fifth industry in The Lakes at Green Valley, Georgia's first eco-friendly Industrial Park. The Lakes at Green Valley Industrial Park is now home to Rinnai, Otsuka, Toppan, Maruken, and MKDA. The Lakes at Green Valley Industrial Park sits directly off Highway 16 and is situated only 8 miles from the Highway 16 and I-75 interchange. Rinnai permitted their nearly 400,000 square foot building in 2020 and MKDA is currently in the final stages of construction for their nearly 70,000 square foot building. Toppan Printing, Otsuka Chemical, and Rinnai have expanded their facilities since opening in the industrial park. The Development Authority has commitments on the remaining sites in The Lakes and is searching for future Industrial Park locations.

In 2019, the Airport Authority produced a Supplemental Environmental Assessment (SEA) based on its Airport Land Acquisition Phasing Plan (ALAPP). Georgia Department of Transportation has accepted the Supplemental Environmental Assessment (SEA) and the FAA issued a FONSI (Finding Of No Significant Impact) in the second quarter of 2021. The ALAPP is on its way through the multi-agency review process and should receive final approval in late 2021. The Airport Authority has completed Phase-1 Land Acquisition for the first 41 parcels of land. Phase-2 Land Acquisition of the remaining 15-20 parcels continues through 2021. Following Land Acquisition, the Airport Authority will move into demolition, followed by land clearing, grading and installation of drainage controls. Soon after, runway and taxiway construction will begin.

Sports Tourism is a valuable component to Spalding County. Sports Tourism promotes the vision of "play IN" Spalding County. Sports that have a significant economic impact in this area are disc golf, basketball, baseball, pickleball, and sports clay shooting, and our state-of-the-art facilities are known nationwide. These sports increase awareness of Spalding County and the City of Griffin for both tourism and economic development purposes. With the addition of four (4) disc golf courses, Spalding County has been named Disc Golf Capital of the Southeast and hosted the Disc Golf Southern National Tournament in August 2020, utilizing all four courses and Saturday, November 20, 2021 Spalding County hosted the C-tier PDGA-sanctioned singles disc golf tournament. September 15-19, 2021, the County hosted the USA Pickleball Sanctioned APP Atlanta Metro Open Pickleball Tournament televised on ESPN with competing teams from across the nation.

Spalding County Parks & Leisure Services received the Outstanding Project of the Year (Quarry' Edge Park) and Special Event of the Year (Senior Adopt a Dog Day) awards from District Four Georgia Recreation and Park Association (GRPA) in 2021. Fairmont Community Center received an Innovative Program grant for \$1,000 from GRPA for "The Right Aim Photography" program. While our Spalding County Youth Football teams, Bulldog 6U, 9U, and 12U each won first place in the regional league championships.

The economic forecast for Spalding County indicates a continuation of these trends while our community focus is on our joint strategic plan of achieving prosperity, economic development, education, housing, and public safety. Spalding County expects to see

substantial residential growth in the next decade and beyond. While many of these new residents will commute throughout the Atlanta region, it is expected that a number of these residents will be working in Spalding County. Considerable new commercial and industrial development is anticipated as businesses capitalize on Spalding County's South Atlanta metro location, while enjoying the benefits of the County's dedicated, growing, and increasingly sophisticated workforce.

Long term financial planning and major initiatives

Spalding County was made a part of the Atlanta Regional Commission (ARC) for transportation planning purposes in 2005. The ARC model requires a more comprehensive approach for funding transportation needs than has been required in the past. The Cities of Griffin, Orchard Hill and Sunny Side, in cooperation with Spalding County, continue to work together with our engineering partner Croy Engineering to update our Joint City of Griffin-Spalding County Comprehensive Transportation Plan in the next 18 months. The purpose of the CTP is to increase the use of alternatives to driving alone by developing a comprehensive transportation planning program that identifies specific transportation projects and other programs to improve mobility and system connectivity, expand mixed-uses, and support further development and increase alternative modes of travel.

Recently, in partnership with the ARC and the City of Griffin, Spalding County has completed a Freight Cluster Study to identify opportunities to better promote economic development and improve freight operations within the County. This study builds on the current business climate within the County based on regional trends and best practices. Two new studies have been approved by ARC and will be kicked off in 2021. A Transit Master Plan to look at transit options currently available and recommended for the future and a relocation and re-designation study of State Route 155 to remove truck traffic from Griffin Downtown Business District.

Voters overwhelmingly approved a six-year Special Purpose Local Option Sales Tax (SPLOST) in a November 2015 referendum and collection of the sales tax commenced on April 1, 2016. Revenues through the first 66 months of collections have exceeded estimates by 19.22 % and are anticipated to continue to increase in the coming years. The SPLOST will provide funding for a variety of projects for the cities of Griffin, Orchard Hill and Sunny Side as well as Spalding County. The City of Griffin and Spalding County issued general obligation bonds in early 2016 to fund a portion of the projects included on the ballot. The remainder of the projects will be funded on a "pay as you go" basis over six years of tax collections. 90% of the bonded projects are completed and the remaining projects are well underway. Completed bonded projects include the construction of a Pickleball tournament complex at Wyomia Tyus Park, renovation of the Fairmont Community Center, upgrade of the judicial system computers and software, upgrade of Spalding County's 911 Computer Aided Dispatch and telephone system at the Spalding County 911 Center, equipment for a Senior Nutrition program, soccer field lighting, relocation of an 800 MHz tower, and the retirement of outstanding long-term debt.

In 2015 Spalding County, the City of Griffin, and the Griffin-Spalding County School System entered a multi-year partnership with the University of Georgia Archway program to make collaborative decisions regarding the future of our community. The Archway Partnership is a Public Service and Outreach Unit at the University of Georgia and delivers a full range of University of Georgia resources and other resources to the community. The Archway partnership provides a neutral platform where government leaders, community leaders, and stakeholder groups can come together to discuss the needs of the community and connect to higher education resources. A diverse group of local leaders serve on the Archway Executive Committee, giving direction through multiple voices on different ways to address community-driven priorities. These three governmental units continue to hold annual retreats and quarterly meetings of government staff and elected officials facilitated by the University of Georgia to develop and assess our united action plans.

Through the Archway program, from Fall 2020 to Spring 2021, the Griffin+Spalding community worked on an innovative plan to enhance the quality of life for all members of Griffin+Spalding County through cooperative action. The research findings revealed strong consensus among all facets of the community and based on those results, local elected officials and the Archway Partnership Executive Committee focused on five specific areas to move the community forward. These areas were: Achieving Prosperity, Economic Development, Education, Housing, and Public Safety. Committees comprised of public employees and community members collectively developed realistic yet aspirational objectives and actions to address each of the five priority areas.

Relevant financial policies

Spalding County's budget ordinance requires the adoption of a balanced annual operating budget (i.e., estimated revenues equal to or in excess of appropriations). Fiscal year 2021 General Fund actual revenues were more than appropriations (\$51,745,735 versus \$51,168,394) and actual expenditures were less than appropriations (\$53,923,074 versus \$59,706,847). Although the County budgeted to use a total of \$7,923,568 to close the budget gap the final tally indicated a need to transfer only \$1,908,207.

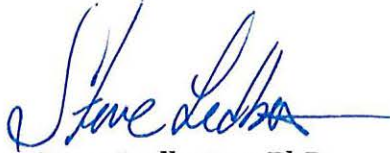
Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Spalding County for its Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2020. This was the twentieth consecutive year that the County has received this prestigious award. In order to be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized comprehensive annual financial report that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the skill, effort and dedication of the entire staff of the Finance and Administration departments. We wish to thank all Spalding County departments for their assistance in providing the data necessary to prepare this report. Finally, we would like to thank the Board of Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of Spalding County's finances.

Respectfully submitted,



Steve Ledbetter, PhD
County Manager



Jinna L. Garrison, CPA
Administrative Services Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Spalding County
Georgia**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morrill

Executive Director/CEO

APPENDIX D

South Metro Atlanta: Friendly Competition

Distribution, filmmaking and industrial sites

March 29, 2023

Jennifer Hafer



More Cohesive and

Collaborative: Shannon James president and CEO of the Aerotropolis Atlanta Alliance Photo by Ben Rollins

Cooperate or compete? In the South Metro region, that's not a choice the counties have to make, thanks to a spirit of "coopertition."

That's a way to describe cooperative competition, and it's a new way of doing business on the south side of Atlanta, according to Shannon James, president and CEO of the Aerotropolis Atlanta Alliance, a public-private partnership working to improve the regional economic competitiveness of the area around Hartsfield-Jackson Atlanta International Airport.

"I think five years ago, [economic development efforts] felt discombobulated. Everyone was doing their own things and operating in silos," he says, "and today it feels more

cohesive and more collaborative, which is more encouraging for the potential of our future.”

Thinking regionally allows civic, business and residential stakeholders to capitalize on the region’s greatest asset, the airport, James says. Hartsfield-Jackson is a major driver of the state’s economy, generating \$34.8 billion in economic impact for Metro Atlanta and providing more than 63,000 jobs on-site.

“We’re talking, we’re communicating, we’re finding ways to work together,” James says. “Now everyone sees themselves as [part of] a region. I think at the end of the day we have to remember at the center of all of this is Hartsfield-Jackson [Atlanta] International Airport. We’re thinking holistically about the growth of the airport and the region; [as] goes the airport, so goes the region.”

Fulton County Director of Economic Development Samir Abdullahi has a similar saying: “As Fulton goes, so goes Metro Atlanta and the state of Georgia.” Abdullahi leads Select Fulton, an initiative responsible for overseeing business development in Fulton County in coordination with the county’s 15 cities and the state.

“What we can offer up as a great opportunity for the state and the cities is we’re a one-stop shop. If you come to us, you can have one conversation instead of seven conversations,” Abdullahi says. “We’re not speaking on behalf of cities, we’re just trying to attract companies to the area.”

Potential prospects interested in Georgia usually call the Georgia Department of Economic Development first, and if a prospect is interested in the Metro Atlanta area, there’s a “good shot” at getting them to land in Fulton County, according to Abdullahi.

“We work very regionally, very collaboratively together and you can see that in things like the Aerotropolis Alliance and the cities we collaborate with,” he says.

“We work with companies on things like site selection. East Point is very filled-in versus [the undeveloped land of] Chattahoochee Hills; companies don’t know the nuances of East Point or Chattahoochee Hills, and we’re able to tell them, ‘Here’s where we think your company would be a better fit.’”

Aspirations to Opportunities

By helping companies find their ideal location, Abdullahi and his team also help determine future growth patterns in the county.

“Our goal is diversifying the type of companies that consider South Fulton,” he says. “We don’t just want distribution facilities.” Abdullahi cites Microsoft’s 2021 opening of two data centers, one in East Point, the other in Palmetto, as recent “wins” for the county.

“These are great revenue generators for the communities with low service costs,” he says. “We have a complete new slate of how to build out where South Fulton is now. We have lots of aspirations, so how do we convert those into real opportunities?”

Converting opportunities into reality is at the heart of the Aerotropolis Atlanta Alliance’s Blueprint. The original Blueprint was a first-of-its-kind strategy for leveraging the airport as a major asset to drive economic investment, job growth and quality of life in the airport area that was launched in 2016. By 2022, several transformational projects were underway, including Six West, a more than 311-acre mixed-use development in College Park, and the first phase of an envisioned mixed-use development in Mountain View, an unincorporated area in Clayton County.

“Mountain View is near the International Terminal on 400-plus acres,” says the Alliance’s James. “We’re working with OA Development on Phase I, which includes industrial sites that we’re hoping will attract some advanced manufacturing.” Victory Landing Logistics Center is a 700,000-square-foot logistics park that sits on 90 acres and will eventually consist of five buildings. According to the company’s website, the first two Class A industrial buildings were scheduled to come online in the fourth quarter last year, while a third building is slated to come online during the third quarter of this year. The last two buildings, which are located adjacent to I-285, are listed as “build to suit.”

“Blueprint 2.0 is the center of my universe right now,” James says. “We’re in the final stretch of planning. We’ve got some really key sites in areas in this region that have been disinvested and we have the opportunity to move the needle for our corporations and our communities. These sites have to be activated; they can’t remain dormant.”

Hollywood Conversion

Site re-activation is also top of mind in Forest Park where Fort Gillem’s old headquarters building, which was left abandoned when the base closed in 2011, is being brought back to life. BlueStar Studios is converting the building into the centerpiece of its 53-acre Forest Park campus, which will boast 18 stages for movie production.

“I first mentioned Hollywood is coming to Forest Park three or four years ago,” says Mayor Angelyne Butler, “and now, Hollywood is actually here.”

According to Butler, in her initial discussions with BlueStar Studios CEO Rich Goldberg, the studio executive said he wanted to invest \$75 million in the project at the old Army base, but the mayor suggested “rounding up to an even \$100 million.” In the end, BlueStar Studios is investing \$180 million, Butler says. “The headquarters building is 109,000 square feet and the renderings are absolutely spectacular,” she says. “Of all the studios in the U.S. only a small handful have a sign on a water tower. The water tower at Fort Gillem will bear BlueStar’s logo, which just adds to the excitement of them being here.”

Since Fort Gillem was originally owned by the federal government, the city previously collected no taxes on the property. Not only will Clayton County's first movie studio be an income generator, it is estimated to create hundreds of jobs, depending on the number of productions going on at any given time, be a catalyst for new and existing businesses and provide career pathways in an industry that continues to thrive in Georgia.

"What I'm most impressed with is their commitment to connecting with the local college and university," Butler says. "Their presence will allow residents to be exposed to an industry that they may not have been exposed to before. The behind-the-scenes and technical jobs that go into making a film are also going to be a huge benefit to us. Local businesses will be able to prosper as well." The old headquarters building is the last part of Fort Gillem to be redeveloped. Phase I of BlueStar Studios is expected to be complete by the end of this summer.

A Very Good Year

While the airport is at the heart of the Aerotropolis, its economic impact and influence extend far beyond the fence that surrounds it. Other South Metro counties benefitting from their proximity to the world's busiest airport are Coweta, Fayette, Clayton, Henry and Spalding counties.

Henry County had no sooner announced the largest single investment in the county's history, of more than \$333 million, in 2022 than that investment was bested by the announcement of a \$420 million investment in January 2023, according to Josh Fenn, executive director of the Henry County Development Authority.

"Things have been going very well in Henry County," Fenn says. "We had a record year for investment in Henry County in 2022 – well over \$575 million in investment that created just over 1,000 new jobs last year."

In October, Netherlands-based NewCold, a global leader in automated storage and cold chain logistics, announced it will build and operate an advanced, large-scale distribution facility at the Midland Industrial Park in McDonough that will create 170 new jobs. On the heels of the NewCold announcement came news on Jan. 3 that Renewal by Andersen, the full-service window replacement division of Andersen Corp., will open its first manufacturing facility in Georgia at The Cubes at Locust Grove.

"Anderson windows is bringing a new advanced manufacturing facility to Henry County, along with 900 new jobs and \$420 million in new investment," Fenn says. "Now that's the largest investment in Henry County."

These two economic development wins are proof the county's strategy of leveraging its supply chain network, as well as that of the region, is working, Fenn says. In addition

to attracting manufacturing jobs that need to be close to a supply chain hub, NewCold's new automated facility, which is expected to be operational next year, will bring jobs not just in logistics, but mechatronics and robotics, as well.

"Historically, we've been a supply chain hub and those jobs only pay up to a certain level," he says. "That's why we've been very focused on the manufacturing sector. In manufacturing, there are more engineering jobs, more R and D jobs, that require a higher skill set and higher wages come in with these jobs."

Additional announcements last year included Ryder System Inc. building a new \$52 million distribution center in Locust Grove that will create 270 jobs and Bowery Farms investing \$40 million in a vertical farm, also in Locust Grove, that will create 100 new jobs, according to Fenn.

"We're building a very diverse portfolio of business and industries," he says. "I feel very strongly we could be the next hub for data centers and the technology industry. We have the infrastructure with fiber and power, we've got land, we've got water, and we're 20 minutes from Hartsfield-Jackson."

Last year was also a good year for economic development news in Coweta County, according to Sarah Jacobs, president of the Coweta County Development Authority. In 2022, 64 new projects that will bring more than 1,000 new jobs and more than \$2.5 billion in new investment were announced and will be realized over the next few years, she says.

"Collectively, over 5,000 jobs have been created in the previous three years," Jacobs says.

In November, FREYR Battery, a Norwegian developer of clean, next-generation battery cell production capacity, announced the purchase of a site in Coweta County for its planned Giga America battery plant. The new flagship manufacturing plant will be located at the Bridgeport Industrial Park, and it benefits from state incentives that extend through 2029, when the buildout is expected to be complete.

"FREYR's investment of \$2.57 billion, along with 723 new jobs paying 127% of the county's average wage, is exactly the kind of project we want to attract," she says. According to Jacobs, globally, investments in clean energy were \$1.1 trillion in 2022. The Coweta County Development Authority captured much of those investments.

"The development authority continues to attract interest in advanced manufacturing and bio and life sciences," she says. "Location of companies in Coweta County on the forefront of technology bring incredible job opportunities for Cowetans."

Jacobs says numerous other industrial facilities located or came online in 2022, including:

- Dollar General's 1.2 million-square-foot distribution center
- Kellogg's 1 million-square-foot distribution center
- Cassioli's 25,000-square-foot North American headquarters (the Italian company produces automated industrial material handling solutions)
- Massanna Construction's 28,000-square-foot headquarters.

Green Valley

Over in Spalding County, there's good and bad news when it comes to economic development, says David Luckie, executive director of the Griffin-Spalding Development Authority.

"The good and the bad news is our latest industrial park, The Lakes at Green Valley, is full, so we're in search of more industrial land. The good news is we're full and the bad news is we're full," he says.

In addition to The Lakes at Green Valley, the county's other three industrial parks are also full, a sign that developers recognize the industrial growth that is happening in Spalding County, Luckie says.

"A number of private developers are now purchasing industrial land in Spalding County," he says. "We're partnering with the private developers since we're out of land ourselves. Before there was not a lot of interest from private developers, but now there's a lot of interest and private developers are buying tracts of industrial land. People are finally recognizing the [industrial] growth that's been happening here."

The Lakes at Green Valley isn't your typical industrial park. It's a 570-acre mixed-use development that will include an aquatic center, which is under construction now, as well as retail and commercial space.

"In the aquatic center part of the park we're also in the process of trying to develop a retail/commercial space on 15 acres for companies in the park, [with] services like restaurants, maybe a bank and a dry cleaner," Luckie says. "All of our industrial parks are on the east side of the county. They all sort of line up one after another, so we have a mass of maybe 4,000 jobs in one area of the county and there are not that many retail/commercial establishments over there.

"We're trying to get some restaurants and other services that the people who actually work in those plants can take advantage of."

And, while a mixed-use industrial park may sound like an unconventional idea, Spalding County pioneered the concept back in 1996 when it built a daycare center in its Green Valley industrial park.

“People asked why a daycare center in an industrial park, but it’s the perfect place for it,” Luckie says. “It opens early and stays open late. They do well.”

Next door in Fayette County, the city of Fayetteville is busy expanding its downtown footprint to bring more restaurants, retail and housing options to its residents. According to Downtown Development Director Brian Wismer, the 2021 construction of a new city hall and park on 10 acres of land a couple of blocks from downtown has created a plethora of new development opportunities.

“As we’re trying to attract all the fun stuff, all that cool stuff, that we want to have, we have to have a 24/7 presence downtown, so we need that residential base to get the businesses we were actively recruiting,” Wismer says. “Things that will create that quality of life that you normally associate with more urban-driven centers.”

To that end, the city welcomed multifamily developer Walton Communities to town. Walton Fayetteville is a 270-unit development on 30 acres fronting the city park. The first units began leasing in February, according to Wismer.

“It’s a beautiful development,” he says. “It’s like New York Central Park-style. There’s zero setback and the development is right on the edge of the park. The first floor facing the park will be flexible commercial space, and we’re working to help secure a tenant mix that’s going to complement the vision we are looking for – interesting retail, food and beverage.”

Wismer says the city hopes to continue diversifying its housing inventory downtown to one day include small cottages, townhomes and two-story live-work buildings.

“Historically everything has been large-lot residential and there’s a demand for something else,” he says. “Those [large-lot houses] are still good to have, but it’s not all you need to have.”

For many years the airport-adjacent counties of South Metro have been a diamond in the rough, but thanks to visionary leaders, strategic planning and pivotal partnerships that diamond is beginning to shine brightly.

This article appears in the [April 2023](#) issue of Georgia Trend.

APPENDIX E

2023 Industry Outlook

March 29, 2023

Jeffrey Humphreys



2023 INDUSTRY OUTLOOK



Thanks to several state-specific factors, Georgia continues to outpace the nation in economic growth. Our annual outlook for the Peach State's primary industries is based on research from the Selig Center for Economic Growth at University of Georgia's Terry College of Business.

Financial Technology

Georgia's large, well-established, cluster of fintech companies should fare relatively well in 2023. The industry received a boost from the COVID-19 crisis because contagion fears pushed people to adopt new mobile technologies, including mobile banking and touchless payment systems. Most customers will not return to their pre-pandemic ways of banking and shopping.

Georgia's fintech ecosystem is healthy. One of the main reasons why fintech companies locate in Georgia is the large number of existing companies ensures deep pools of

experienced workers with the specialized talents needed. Going forward, we expect this advantage to increase rather than diminish.

Georgia's postsecondary education system is focused on the production of new talent for the fintech industry. The fintech cluster of companies in the Atlanta MSA has grown rapidly. For example, Global Payments recently acquired EVO, which expanded the combined firm's reach to 4.5 million locations through 1,000 financial institutions.

The acquisition is designed to help the Atlanta-based fintech company expand into new markets, especially business-to-business computer payments. In 2021, Visa announced that it would create a fintech hub in Midtown Atlanta that will create about 1,000 jobs. The Georgia Fintech Academy – available at 15 of the University System of Georgia's 26 institutions – will provide the talent needed to attract more financial technology companies to Georgia.

Cybersecurity

The COVID-19 crisis dramatically boosted the use of online and digital services, which increased the need for cybersecurity. Indeed, the digital transformation of many industries, ranging from healthcare to entertainment, was an existing trend that the pandemic dramatically accelerated. The speed of this widespread digital transformation increases the risks of cyberattacks, which puts Georgia's cybersecurity industry – located primarily in Atlanta and Augusta – onto higher short- and long-term growth trajectories. Talent is the key to Atlanta's success, while the presence of the U.S. Army Cyber Command at Fort Gordon and Georgia Cyber Center are the foundations of Augusta's cybersecurity economy.

Healthcare IT & Telemedicine

Healthcare IT and telemedicine will create thousands of high-paying jobs in Georgia over the next decade. The COVID-19 crisis forced traditional healthcare providers to adopt telemedicine and now many people will continue to use online healthcare, which is good for healthcare providers, healthcare IT companies and cybersecurity companies. The industry will continue to expand as projects announced over the last few years build out. For example, in late 2020, Path-Tec announced an expansion of its operations in Columbus that would create 350 jobs. In 2019, BiolQ – a health IT company – announced that it would create 500 jobs in Cobb County. In 2023, Georgia will continue to attract and grow healthcare IT companies.

Headquarters Operations

In 2023, the build-out of headquarters projects will be an important force to power Georgia's economic growth. Some are modest, such as Ecopol's North American headquarters in Spalding County, while others – Remington Firearms global headquarters in LaGrange, for example – are massive. Among other companies building headquarters here are logistics company Vanderlande Industries, German multinational shipping line Hapag-Lloyd, robotics company GreyOrange, and Semperit Industrial Products, an international provider of specialized rubber products for industrial and medical use. Hartsfield-Jackson Atlanta International Airport and Georgia's ideal geographic location make Georgia a good hub from which to serve operations in the Americas.

Healthcare

The outlook for Georgia's large healthcare industry is good, but recovery from the COVID-19 crisis has been uneven across the industry's major subsectors. The ambulatory healthcare services subsector is booming, while nursing and residential care facilities are slow to rebound. Although providers of nursing and residential care will benefit from an upturn in business, the recovery will not be too vigorous because family members will continue to provide this care at home to a greater extent than before the pandemic. As the pandemic winds down, hospitals should see a solid, sustainable upturn in demand for their more profitable services. Nonetheless, it may take years for hospitals to fully replace the jobs that were lost over 2020-21, especially in rural areas of the state.

Specialized Professional Services

Factors that will encourage providers of high-tech and highly specialized professional services to favor sites in Georgia – especially the Atlanta MSA – include the good business climate, logistical advantages in serving far-flung clients, the available professional workforce and a large annual output of newly minted college graduates. For example, the Boston Consulting Group's 2020 decision to create a new regional support center in Atlanta reflects the ease of using the area as a geographic hub from which to serve clients throughout the Southeast. Many changes created by the COVID-19 pandemic will generate business for providers of professional services and consultants. For example, the accelerated adoption of high-tech trends generates business for providers of high-tech services. Similarly, recent increases in regulations at all levels of government generates business for consultants.

Providers of business services that either lower costs or provide necessities should do well in 2023.

Transportation & Logistics

Activity in Georgia's transportation and logistics industry is cyclical. In 2023, growth will slow due to recessionary conditions. If the recession is mild, we expect Georgia's transportation and logistics industry will expand in 2023. Georgia's transportation industry will outperform that of the nation as a whole. One state-specific factor behind the sanguine forecast for Georgia's transportation and logistics industry is the abundance of logistics and distribution projects in Georgia's economic development pipeline. Similarly, the build-out of recent economic development projects involving the relocation and expansion of manufacturers bodes well for the performance of Georgia's transportation and logistics industry.

Additional state-specific drivers include the outstanding performance of the Port of Savannah and the Port of Brunswick. Improvements in the state's transportation infrastructure will expand Georgia's importance as a regional and national logistics and distribution center.

The accelerated shift from physical retail to online retail benefitted Georgia's distribution and logistics industry in 2020-22 and will continue to do so, but the ongoing shift in households' spending priorities from goods to services will be a headwind. The bottom line: We expect cargo volumes will outpace U.S. GDP growth. That will be quite an accomplishment for an industry that typically moves in lockstep with the overall economy.

Film Industry

Despite the economic slowdown, prospects for Georgia's film industry are very good. State incentives help to ensure that nearly all studio space is booked. The Georgia Film Academy helps to ensure that well-trained workers are available.

As the professional, technical and physical infrastructure becomes even more fully developed, the economic benefits of each dollar spent on film and television production in Georgia will generate larger economic impacts for our state's economy. Recent economic development projects related to film production include Reynolds Capital's investment in Athena Studios, a new soundstage project in Athens. Cinelease Studios-Three Ring is expanding its studio facilities in Covington. Electric Owl Studios broke ground on a 17-acre site in Stone Mountain where Capstone Properties and Domain Capital Group will build a film and TV studio campus. Gray Television announced a partnership with NBCUniversal Media to develop content-creation and management facilities in Doraville. MBS Equipment Company announced the opening of its new East Coast headquarters at Trilith Studios in Fayette County.

Financial Services

As the economy softens, credit problems will worsen. Nonetheless, several favorable trends suggest that most of Georgia's financial institutions will weather the 2023 recession relatively well. We will not see a wave of bank failures like we saw in the wake of the Great Recession. Demographic trends such as above-average population growth will help Georgia's financial institutions.

Less positively, the down cycle in residential real estate will hurt financial institutions, but it is reassuring that almost all new mortgage loans are very well collateralized. Home price declines are more likely to be moderate than severe. It's unlikely than many people will owe more on their mortgages than their homes are worth. The prospects for deposit growth are not as good as in recent years, but deposits are already at high levels. Some deposits will migrate to higher-yielding alternatives, but most will remain with banks. An almost flat yield curve will limit financial institutions' ability to profit from borrowing short and lending long, however.

In 2023, slower growth in demand for many types of loans and higher losses on loans will limit Georgia banks' profits. Despite inflation and a weaker economy, households' credit scores are at decent levels, but will deteriorate as economic conditions worsen. Higher consumer spending will support some growth of non-revolving credit to households. Banks are not expected to tighten lending standards too much. Recent high levels of home sales will continue to prompt major home renovation projects, which will help support the use of home-equity loans. More auto loans will add to the bottom line, but substantially less mortgage refinancing will challenge it.

Leisure & Hospitality

In 2023, Georgia's hospitality industry will continue its recovery from the pandemic recession, but at a slower pace.

The prospects are different for various segments of Georgia's hospitality industry. Leisure travel will hold up better than business travel. Short trips by car to visit relatives or friends have come back faster than long-trips to attractions or events.

Within the business travel segment, trips to see clients and to make sales calls will continue to grow.

Domestic travel will continue to outperform international travel – that observation applies to both leisure and business travel.

Prospects for the lodging industry vary by property type.

Due to the economic slowdown, economy and mid-scale properties probably will fare best. Upscale and luxury properties catering to group/convention travelers, inbound international travelers and fly-to leisure/business travelers probably will fare worst. Full recovery for such properties could take many years due to structural changes, such as the widespread substitution of videoconferencing for in-person events.

Manufacturing

Manufacturing is cyclically sensitive and depends heavily on complex supply chains and export markets. In 2023, production by Georgia's manufacturers is expected to hold up much better than production by U.S. manufacturers. Manufacturing output in Georgia probably will increase even

with the U.S. and global economies in a mild recession, but the pace of manufacturing output growth will slow. One reason Georgia's manufacturing sector will outperform the nation's manufacturing sector is that Georgia saw many manufacturing economic development projects announced in 2020-22. Those projects – as well as some announced in prior years – will continue to build out and become operational, contributing to the comparatively large increase in industrial production we expect for Georgia.

In 2023, supply chain problems are expected to gradually diminish, which will support both Georgia and U.S. manufacturing. Due to persistent shortages of critical inputs and lingering supply chain problems, there will be a need to produce more in many, but not all, product categories. The number of manufacturing jobs in Georgia probably will increase in 2023, but the nation probably will lose some manufacturing jobs.

Food Processing

Georgia's largest manufacturing industry is food processing. Food processors fared relatively well during the pandemic, accommodating higher sales to grocers and lower sales to restaurants and institutions. In 2023, Georgia's food processing industry will continue to do well – many of the economic development projects announced over the last few years were food processors. Food production therefore will increase in Georgia in 2023.

Agribusiness and food-processing projects announced in 2020-22 include PepsiCo Beverages, Jack Link's, AFB International, MANA Nutrition, American Peanut Growers Group, King's Hawaiian, Bimbo QSR, Nestle Purina, Anheuser-Busch, BANG ENERGY, Sugar Bowl Bakery, Kerry Group, Batter Up Foods, Frito-Lay, Coffee Cake Bakery and General Mills.

Vehicle & Vehicle Parts

In 2023, Georgia's vehicle and vehicle parts manufacturing industries will benefit from higher domestic demand.

In addition, supply chain problems are expected to diminish, which will enable the industry to increase production to better satisfy consumers' demand for vehicles. The average age of a vehicle in the U.S. is 12.2 years, which is a record high.

That bodes well for vehicle sales in 2023. Political pressures that encourage foreign manufacturers to invest more in U.S. production facilities and to buy automotive parts from U.S. manufacturers will help.

Georgia is developing as a nexus of the electric-vehicle manufacturing industry. Hyundai Motor Group's decision to invest over \$5.5 billion in Bryan County at its first fully dedicated electric-vehicle and battery manufacturing facility will create 8,100 jobs. Operations are expected to begin in 2025. Since 2020, Georgia has announced more than 20 EV-related projects that will create almost 18,000 jobs.

Housing

Housing is one of the most interest-sensitive sectors of Georgia's economy and the Georgia's state's housing market will remain in recession in 2023. Although mortgage rates are not historically high, they are much higher than in recent years. That's the main factor behind the housing downturn. The sharp run-up in home prices from mid-2020 through mid-2022 is a second factor behind the slump. A third factor is a temporary loss of faith in the economy. Shortly after Russia's invasion of Ukraine, people became very concerned about a possible recession, especially as energy prices and inflation soared. The slowdown in job growth that began in late 2022 shook potential homebuyers' confidence, making people less willing to commit to buying a house. These same factors reduced homebuyers' confidence in their ability to sell new homes. In 2023, sales of new and existing homes and permits to build homes and apartments will decrease. Investors also will be less active in the housing market. In 2023, we expect home prices to decline.

State & Local Government

In 2022, higher revenue collections and federal funds reversed the downturn in state and local government jobs. The 2022 upturn in hiring by the government was much delayed compared to hiring in the private sector of the economy. In addition, the upturn was not vigorous because it was well understood that stimulus funds received by state and local governments from the federal government were unlikely to repeat. Surpluses, therefore, are better used to cover one time or temporary expenditures instead of new

programs or new hires. Nonetheless, state and local governments contributed to 2022 employment growth and will do so again in 2023. A recession will slow growth in state government revenue collections, but high inflation should help prevent a decline in revenue collections. In 2023, local governments' revenue collections will increase strongly due to the lagged effects of the housing boom on property tax digests.

This article appears in the [April 2023](#) issue of Georgia Trend.



Presentation by Judge Josh Thacker and Alexander Hope on the proposed 5 year plan for renovations of the existing Courthouse to provide the ability for continued courthouse operations for 4 to 5 additional years.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

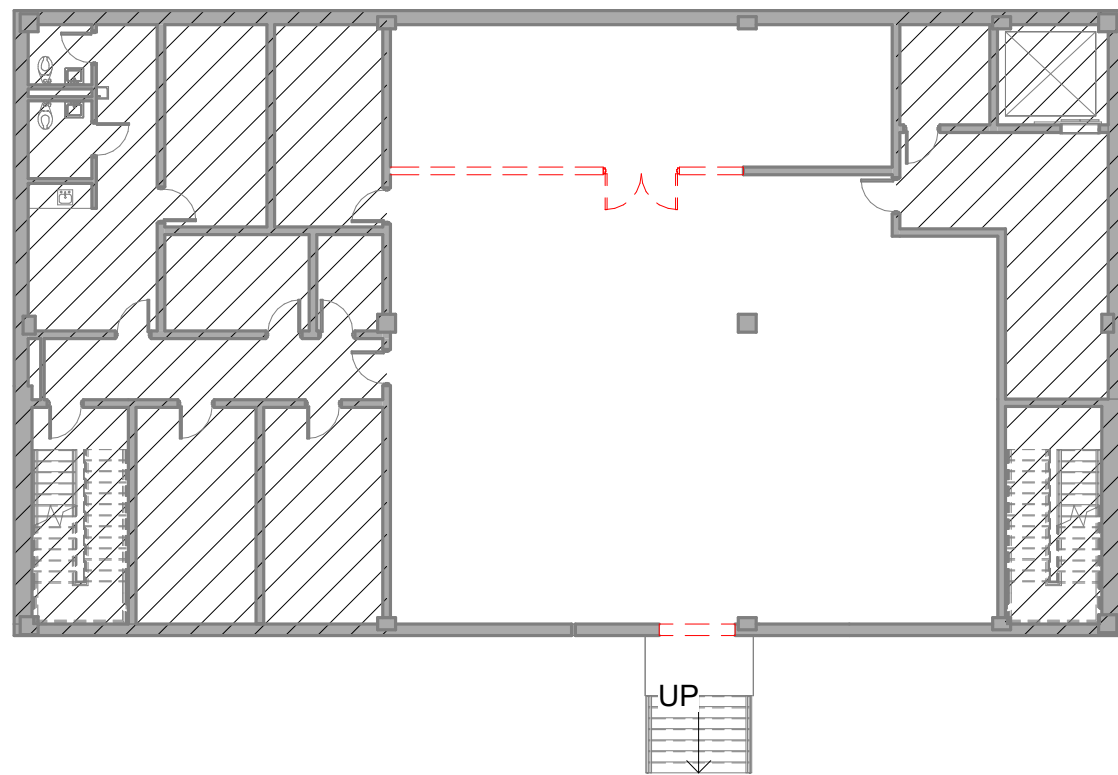
Fiscal Impact / Funding Source

STAFF RECOMMENDATION

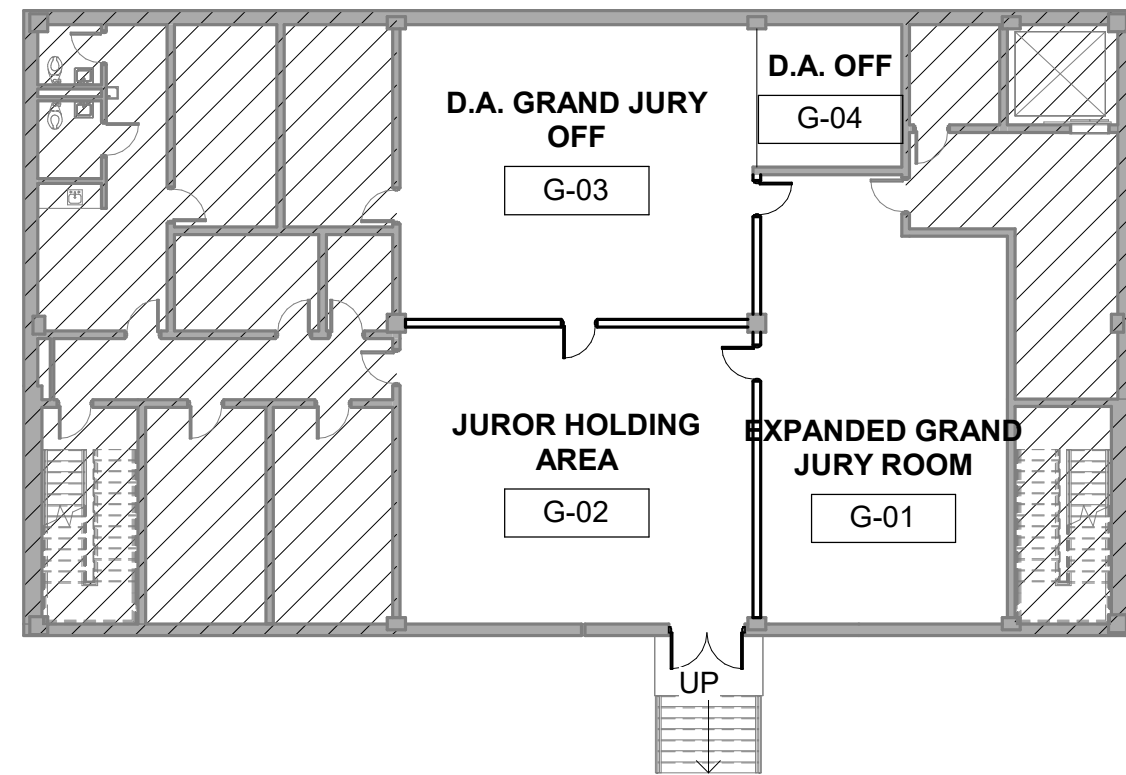
Presentation

ATTACHMENTS:

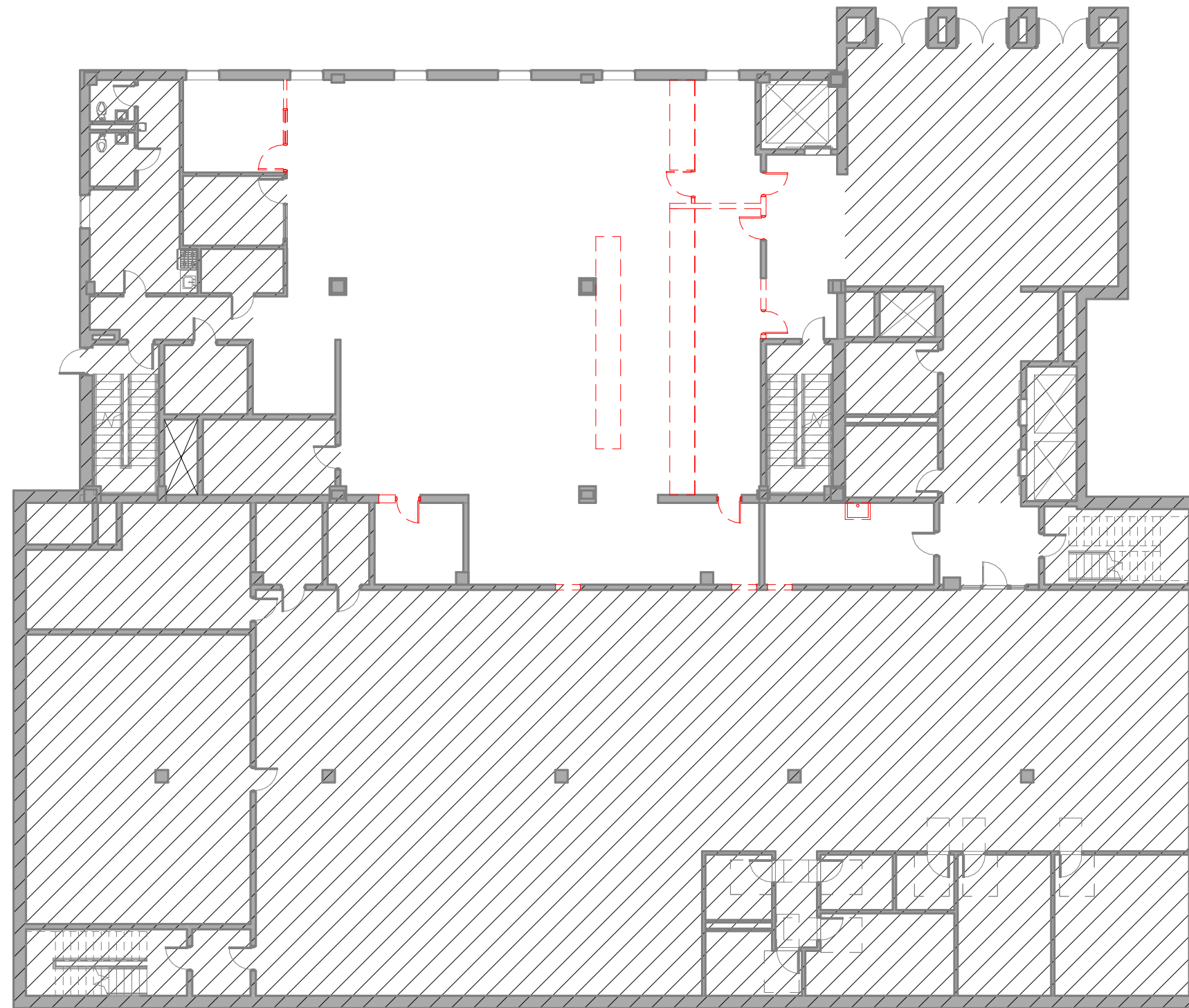
[2023.08.30 JERICHO DESIGN Spalding Court Renovations_Preliminary Layouts.pdf](#)



1 **GROUND FLOOR - DEMO PLAN**
SCALE: 1/16" = 1'-0"

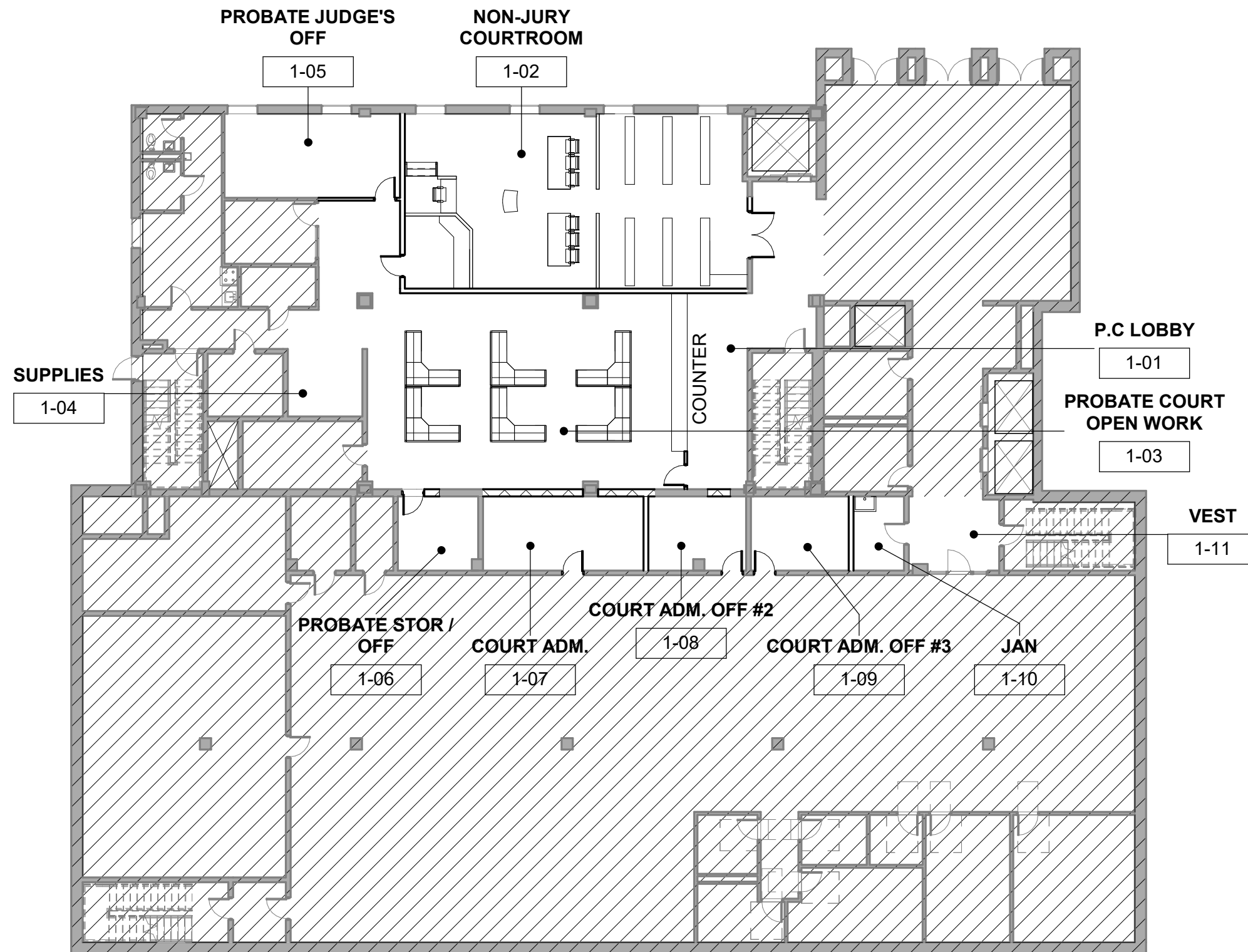


2 **GROUND FLOOR - NEW WORK PLAN**
SCALE: 1/16" = 1'-0"

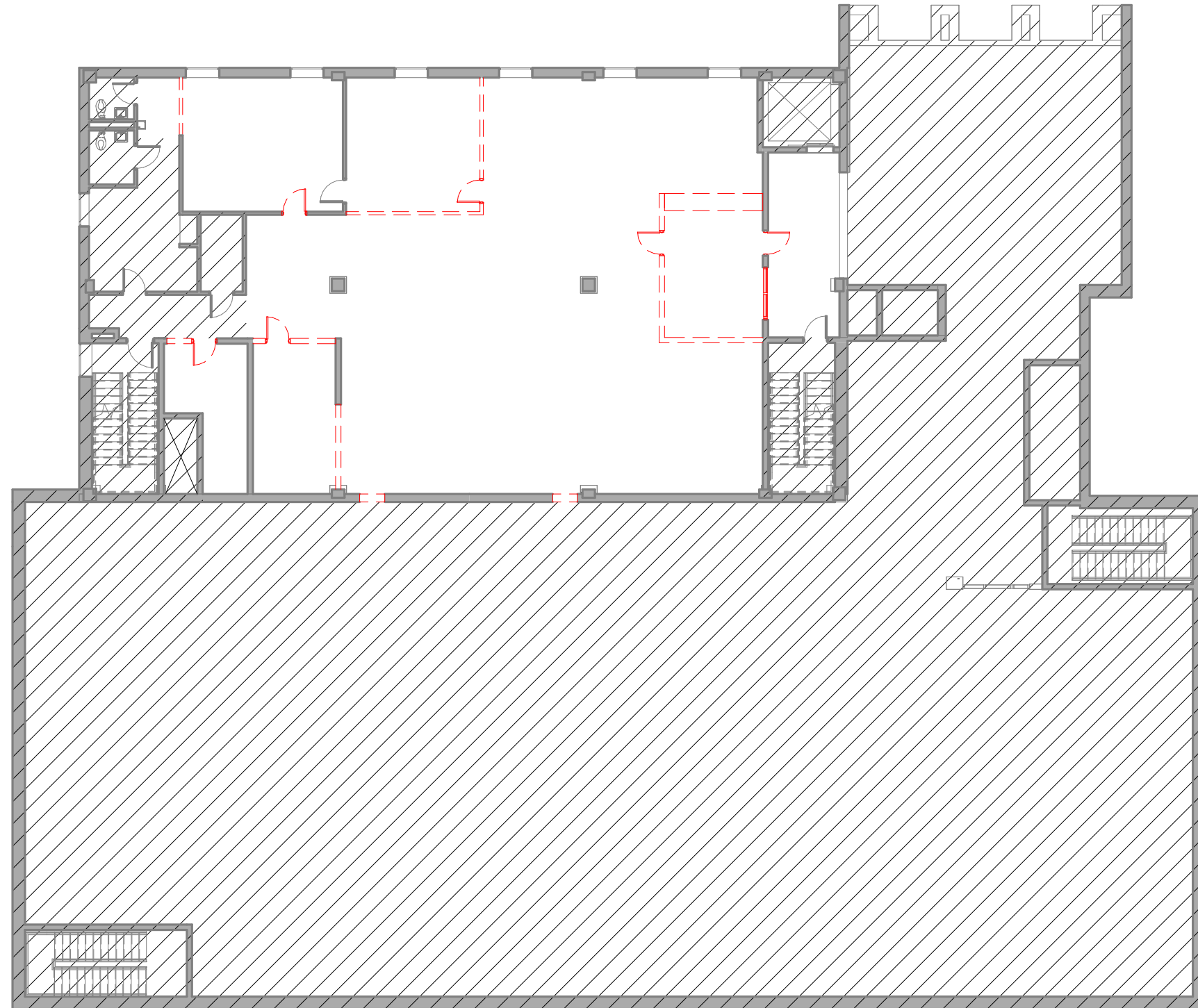


1 **FIRST FLOOR - DEMO PLAN**
SCALE: 1/16" = 1'-0"





1 **FIRST FLOOR - NEW WORK PLAN**
 SCALE: 1/16" = 1'-0"



1 SECOND FLOOR - DEMO PLAN
SCALE: 1/16" = 1'-0"

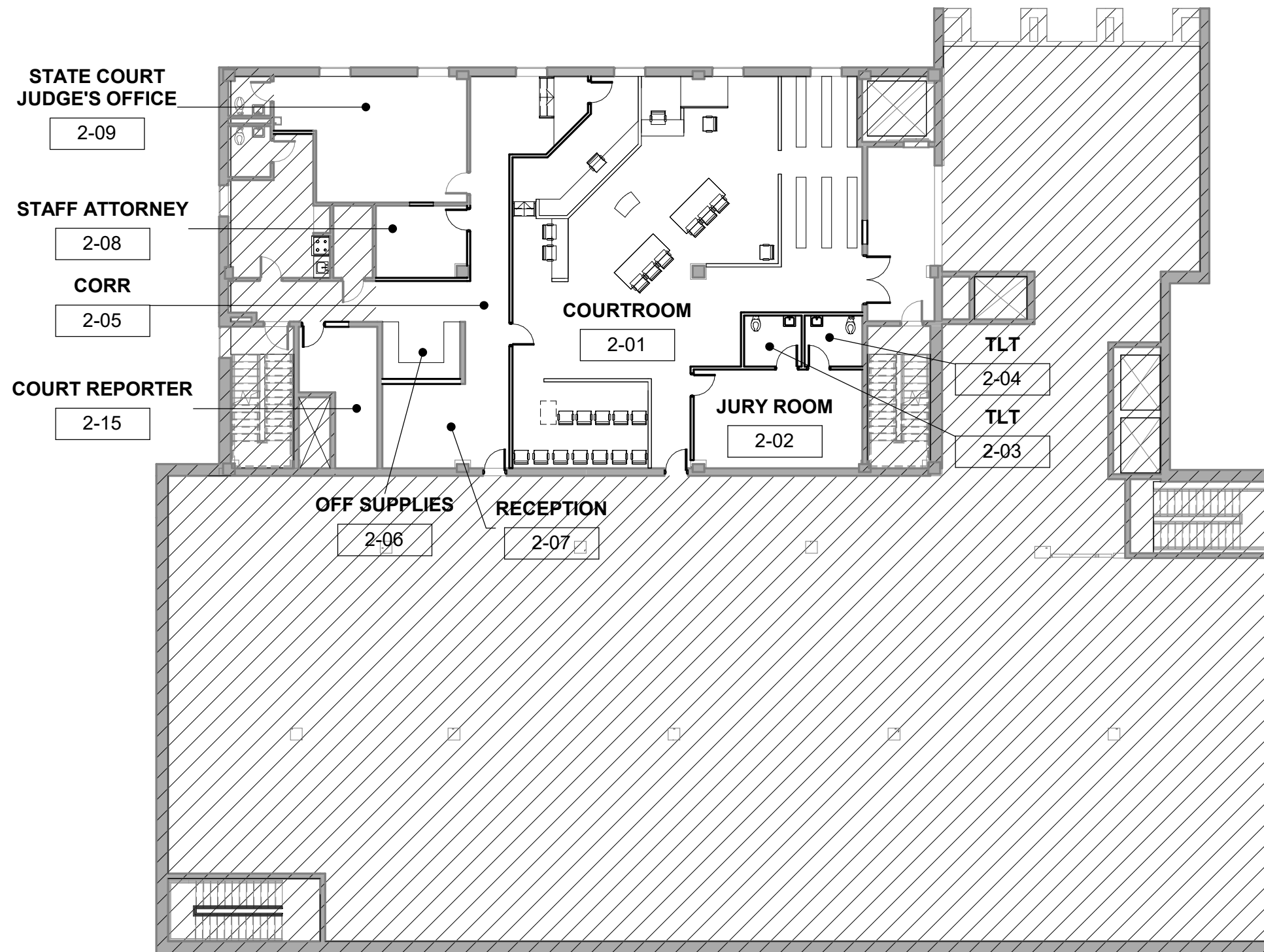


**SPALDING CO COURTHOUSE RENOVATION
PRELIMINARY PLAN REVIEW**

08/30/23

JERICHO
design group

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1 SECOND FLOOR - NEW WORK PLAN
 SCALE: 1/16" = 1'-0"

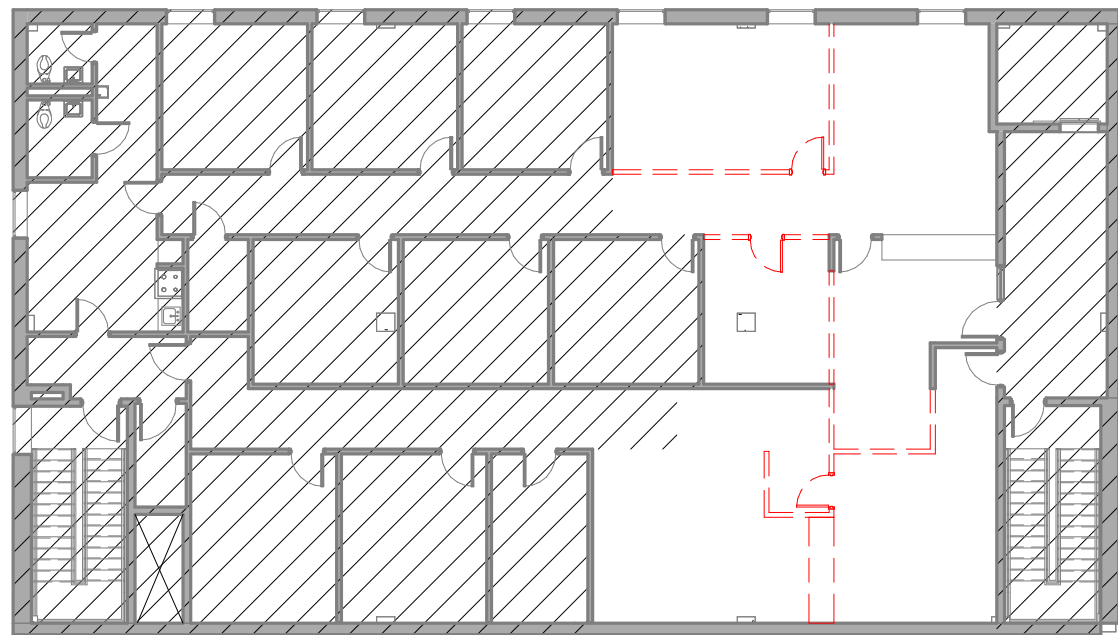


**SPALDING CO COURTHOUSE RENOVATION
 PRELIMINARY PLAN REVIEW**

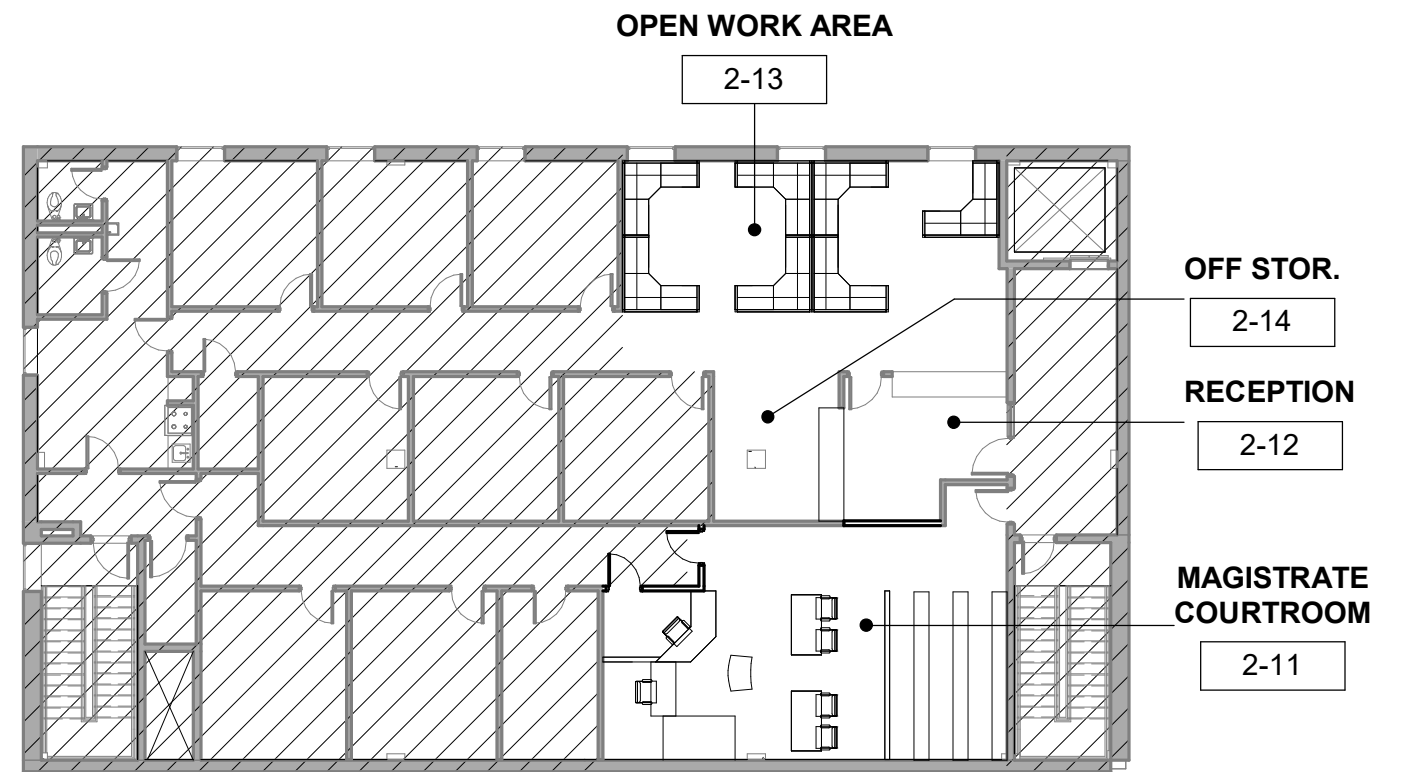
08/30/23

JERICHO
 design group

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1 **THIRD FLOOR - DEMO PLAN**
SCALE: 1/16" = 1'-0"



2 **THIRD FLOOR - NEW WORK PLAN**
SCALE: 1/16" = 1'-0"



Consider request from the Spalding County Fire Department to recognize the 2023 CERT Graduates.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Recognize the CERT graduates.

ATTACHMENTS:



The Spalding County Board of Commissioners would like to Recognize and Congratulate: Fire Chief and EMS Director Glenn Polk for being named Emergency Director of the Year by the Emergency Management Association of Georgia and Fire Chief Mike Byrd for being named Fire Chief of the Year by the Georgia Fire Chief Association. Both have been recognized for their outstanding leadership and selfless dedication. Their contributions have made Spalding County a safer and more resilient community in which to live and their exceptional leadership has inspired others to strive for excellence in their own communities.

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Recognize and Congratulate Chief Polk and Chief Byrd.

ATTACHMENTS:



Consider recognition of Director of Parks, Public Grounds, and Public Work TJ Imberger for receiving the 2023 GRPA Distinguished Professional of the Year Award.

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Director of Parks, Public Grounds, and Public Work TJ Imberger received the 2023 GRPA Distinguished Professional of the Year Award at their annual conference in Athens, Georgia.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval

Kelly Carmichael, CPRP
770-467-4750

ATTACHMENTS:



Consider recognition of Fairmont Community Center staff for winning the GRPA District 4 Programming Event for their Summer Camp Career Week.

Requesting Agency

Spalding County Parks & Leisure Services

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

At the GRPA District 4 Awards Banquet in October 2023, the Fairmont Community Center summer camp staff were awarded Programming Event of the Year for their Career Week.

Fiscal Impact / Funding Source

Summer Camp was funded in a combination of participant fees, and the BOOST Grant.

STAFF RECOMMENDATION

Approval

Kelly Carmichael, CPRP

770-467-4750

ATTACHMENTS:



Shaneesa Ashford would like to introduce herself to the Board of Commissioners. Ms. Ashford is the Archway Professional for Spalding County.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Introduction.

ATTACHMENTS:



The Spalding County Board of Assessors have requested time to speak to the Board of Commissioners.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Update from the Board of Assessors.

ATTACHMENTS:



Consider the approval of the streetlight district for Greyson Parc.

Requesting
Agency

Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION
Approval of Streetlight district.

ATTACHMENTS:
[Executed_GP_Streetlight Petition-10.30.23.pdf](#)

PETITION FOR STREET LIGHTING

We, the undersigned, all being property owners of the Spalding County Street Lighting District The Collection at Greyson Parc do hereby petition Spalding County Board of Commissioners for the placement of street lights through our subdivision or street(s).

Each of us does hereby pledge and consent to levying of a lien by Spalding County against property we own for the purpose of payment of the cost of placing and operating the street lights. There are 259 (number) lots currently existing in Street Light District The Collection at Greyson Parc and each owner as shown on the tax records had affirmatively signed this petition or their indication for disapproval is noted herein.

This petition represents 259 (number) affirmative votes, 100 % of this district to be effective in this request. Your signature on this petition indicates that you have read and fully understand all information as prescribed on page 1 of this petition.

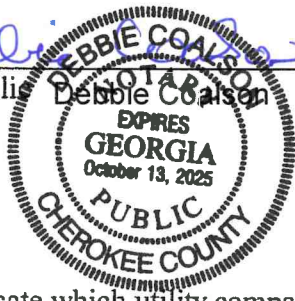
Personally appeared before me, a Notary Public, the undersigned property owner who states on oath that the facts contained herein are true and correct.

Sworn to and subscribed before me, this 29th day of October, 2023.

Gregory D. Hasty

Property Owner
Gregory D. Hasty - VP of Land Development,
Starlight Homes Georgia, LLC as Attorney in
Fact for TC LB Heron Bay, LP

Debbie Coals
Notary Public

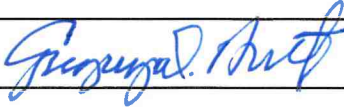


(Seal)

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

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

Spalding County, Georgia Petition for Street Lighting

Parcel Number	Parcel Address	Owner	Signature
20101002 C	Fincher Road	TC LB Heron Bay, L.P.	

EVERY OWNER ON THE DEED MUST SIGN

MANAGER WRITTEN CONSENT
OF
STARLIGHT HOMES GEORGIA L.L.C.
IN LIEU OF A MEETING

The undersigned Manager of **STARLIGHT HOMES GEORGIA L.L.C.** (the “Company”), hereby consents to the adoption of the following resolution by written consent.

WHEREAS, pursuant to Section 7.11 of the Operating Agreement of the Company, the Managers of the Company have the authority to designate officers of the Company, with such authority and to perform such duties as the Managers may, from time to time, delegate to them;

WHEREAS, pursuant to Section 7.3 of the Operating Agreement of the Company the Member has authorized each Manager to make such designations by themselves and without the necessity of any other approval or authorization;

WHEREAS, Greg Hasty serves as the Director of Land Development for a Company affiliate, Ashton Atlanta Residential, L.L.C (“Ashton Atlanta”); and

WHEREAS, in order to facilitate the operations of the Company, the undersigned Manager wishes to confer on and ratify the respective authority of Mr. Hasty to sign contracts and other business documents entered into by the Company in the ordinary course of business, including the purchase, sale, conveyance, lease or other encumbrance of real property.

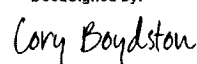
NOW, THEREFORE, BE IT RESOLVED as follows:

So long as Mr. Hasty is employed by Ashton Atlanta, Mr. Hasty shall be an Authorized Representative of the Company with full power and authority to sign contracts, plats and other business documents on behalf of the Company necessary for the ordinary course operations of the Company.

FURTHER RESOLVED, that all actions previously taken by Mr. Hasty in the name or on behalf of the Company consistent with the authorization and appointment contemplated by the foregoing resolutions are hereby adopted, ratified, confirmed, authorized and approved.

IN WITNESS WHEREOF, the undersigned Manager of the Company has executed this written consent as of the date specified below.

Date: 12/21/2022

DocuSigned by:

7E10B90F-CAP-24BE...
Cory Boydston
Manager

eFiled & eRecorded
 DATE: 10/19/2021
 TIME: 5:09 PM
 DEED BOOK: 04850
 PAGE: 00081 - 00085
 RECORDING FEES: \$25.00
 TRANSFER TAX: \$2560.50
 PARTICIPANT ID: 9778170693
 CLERK: Debbie L. Brooks
 Spalding County, GA
 PT61: 126-2021-003623

UPON RECORDING RETURN TO:
 Piedmont Law Group of Garcia & Benkert LLC
 100 Crescent Centre Parkway, Suite 300
 Tucker, GA 30084
 Attn: Emma Benkert, Esq.

Portions of Tax Parcels: 201 01002, 201 01002C, and 201 01001E

LIMITED WARRANTY DEED

[Tract 1]

THIS INDENTURE, made as of October 18, 2021, between **COLE TRACT ASSOCIATES, L.P.**, a Georgia limited partnership (herein called "Grantor"), and **TC LB HERON BAY, LP**, a Delaware limited partnership (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described premises, to wit:

All that certain piece or portion of ground described in **Exhibit "A"** attached hereto and made a part hereof, together with all buildings and improvements thereon, and all the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Spalding County, Georgia (collectively, the "Property").

To have and to hold all and singular the Property unto said Grantee, its successors and assigns, forever.

And said Grantor does hereby warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, provided that, this conveyance is subject to those matters set forth on **Exhibit "B"** attached hereto.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

eFiled & eRecorded
DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00082

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

Signed, sealed and delivered in the presence of:

Kupha Welch

Unofficial Witness

Stacy Wallach
Notary Public

(NOTARY SEAL)

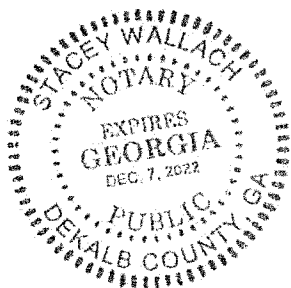
My Commission Expires:

COLE TRACT ASSOCIATES, L.P.,
a Georgia limited partnership

By: Minerva Properties, LLP
its general partner

By: *Brian Davison*

Brian Davison
Manager



[Limited Warranty Deed Tract 1]

eFiled & eRecorded
DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00083

EXHIBIT "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 146 and 147 of the 2nd District, Spalding County, Georgia, being more particularly described as Tract 1 on that certain Minor Plat for Cole Tract Associates, L.P., dated March 2, 2020, recorded in Plat Book 27, page 239, Spalding County, Georgia records.

eFiled & eRecorded
DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00084

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Easement from T.D. Wilson to the Central Georgia Electric Membership Corporation, dated August 31, 1938, recorded in Deed Book 80, page 178(a), Spalding County, Georgia records.
3. Easement from Henry D. Fincher to the Central Georgia Electric Membership Corporation, dated February 28, 1938, recorded in Deed Book 80, page 360(a), aforesaid records.
4. Easement from T.D. Wilson and Mrs. Irene Wilson to Southern Bell Telephone and Telegraph Company, dated May 20, 1942, recorded in Deed Book 93, page 533(b), aforesaid records.
5. Easement from Henry D. Fincher to Southern Bell Telephone and Telegraph Company, dated February 9, 1942, recorded in Deed Book 97, page 124(b), aforesaid records.
6. Easement from T.D. Wilson and Mrs. Irene Wilson to Southern Bell Telephone and Telegraph Company, dated February 5, 1942, recorded in Deed Book 97, page 130(b), aforesaid records.
7. Easements contained in that certain Right of Way Deed from Tom Wilson to the State Highway Department of Georgia, dated March 19, 1951, recorded in Deed Book 127, page 169(b), aforesaid records.
8. Terms and conditions of that certain Boundary Line Agreement by and between Jimmy D. Upchurch and Henry D. Fincher, dated July 20, 1972, recorded in Deed Book 312, page 20, aforesaid records.
9. Right of Way Easement from Thomas Wilson, Jr. to the Central Georgia Electric Membership Corporation, dated July 16, 1979, recorded in Deed Book 576, page 183, aforesaid records.
10. Right of Way Easement from Thomas J. Wilson, Jr., et.al. to the Central Georgia Electric Membership Corporation, dated August 25, 1998, recorded in Deed Book 1586, page 266, aforesaid records.
11. Relinquishment of access rights easements contained in that certain Right of Way Deed from Frank S. Wilson, Sr., et. al., to the Department of Transportation, dated September 29, 2005, recorded in Deed Book 2776, page 241, aforesaid records.
12. Easements contained in that certain Limited Warranty Deed from Cole Tract Associates, L.P. to North Spalding Development Company, L.L.C., dated August 24, 2006, recorded in Deed Book 2964, page 156, aforesaid records.
13. Covenants and restrictions contained in that certain Declaration of Covenants and Restrictions made by North Spalding Development Company, L.L.C., dated September 18, 2006, recorded in Deed Book 2975, page 314, aforesaid records.
14. Matters shown on that certain Boundary Survey for Fincher Pond Buffer at Heron Bay, dated July 31, 2006, recorded in Plat Book 25, page 320, aforesaid records.
15. Matters shown on that certain Minor Plat for Cole Tract Associates, L.P., dated March 2, 2020, recorded in Plat Book 27, page 154, aforesaid records; as revised at Plat Book 27, page 239, aforesaid records.
16. Easements and covenants contained in that certain Access, Utilities, Construction and Drainage Easement Agreement by and between Cole Tract Associates, L.P. and TC LB Heron Bay, L.P. dated on or about even date herewith, recorded in Deed Book ____, page ____, aforesaid records.

eFiled & eRecorded
DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00085

17. Easements and covenants contained in that certain Declaration, Grant and Reservation of Sanitary Sewer, Access, Maintenance and Construction Easements by and among TC LB Heron Bay, L.P., _____ and Community Services, L.L.L.P., dated on or about even date herewith, recorded in Deed Book _____, page _____, aforesaid records.
18. Easements and covenants contained in that certain Easement Cost Sharing Agreement by and between TC LB Heron Bay, L.P. and FR Heron Bay, LLC, dated on or about even date herewith, recorded in Deed Book _____, page _____, aforesaid records.
19. Easements and covenants contained in that certain Drainage Easement Agreement by and among TC LB Heron Bay, L.P., Cole Tract Associates, L.P. and FR Heron Bay, LLC, dated on or about even date herewith, recorded in Deed Book _____, page _____, aforesaid records.
20. Terms and conditions, including an option to purchase, of that certain Option Agreement by and between TC LB Heron Bay, L.P. and Starlight Homes Georgia L.L.C., dated _____, as evidenced of record by that certain Memorandum of Option Agreement by and between said parties, dated _____, recorded in Deed Book _____, page _____, aforesaid records.
21. Matters shown on that certain ALTA/NSPS Land Title Survey for TC LB, L.P. and First American Title Insurance Company, prepared by Gunnin Land Surveying, signed, sealed and certified by Jesse R. Gunnin, Georgia Registered Land Surveyor No. 30179, dated October 13, 2021, as follows:
 - a. Creeks run through subject property;
 - b. 25 foot state undisturbed stream buffer;
 - c. 100 foot county undisturbed stream buffer;
 - d. 150 foot county undisturbed stream buffer;
 - e. Wetlands located throughout subject propriety;
 - f. 100 year flood plains located throughout subject property;
 - g. Wooden bridge encroaches into subject property; and
 - h. Power poles, guy wire and power lines located on subject property and serving other properties.

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DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00096 - 00098
RECORDING FEES: \$25.00
PARTICIPANT ID: 9778170693
CLERK: Debbie L. Brooks
Spalding County, GA

RETURN TO:
Emma A. Benkert, Esq.
Piedmont Law Group
100 Crescent Centre Pkwy, Ste. 300
Tucker, GA 30084

**SPECIAL POWER OF ATTORNEY
AND LIMITED AGENCY AUTHORIZATION**

THE STATE OF Arizona §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF Maricopa §

The undersigned, as the owner of approximately 92.405+/- acres of real property located in Spalding County, Georgia, as described on **Exhibit "A"** attached hereto and a part hereof for all purposes (the "**Property**"), does hereby make, constitute, and appoint **STARLIGHT HOMES GEORGIA L.L.C.**, a Delaware limited liability company ("**Builder**"), as the undersigned's true and lawful attorney, to act for and in the name, place and stead of the undersigned to execute and deliver in the name of and on behalf of the undersigned in connection with the development of the Property as a subdivision, including applications, plans, plats, permits, declarations (of covenants, conditions and restrictions), easements, requests, utility commitments and agreements, any amendments thereto, and similar development approvals and agreements relating to the Property and any amendments thereto that are required to be executed by the undersigned as fee simple owner of the Property and are compliant with the provisions of the Option Agreement dated of even date herewith, between the undersigned and Builder.

This special power of attorney and limited agency authorization is irrevocable until, and shall automatically expire upon, the acquisition of all of the Property by Builder.

The undersigned agrees and represents to those dealing with Builder that Builder is the undersigned's true and lawful agent and may be dealt with as such until the expiration of this special power of attorney and limited agency authorization or until written revocation of it by written instrument executed by the undersigned and Builder. The undersigned does hereby ratify and confirm whatsoever said attorney shall or may do by virtue of this special power of attorney and limited agency authorization.

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Executed to be effective as of October 18, 2021.


Signed, sealed and delivered
in the presence of:

TC LB HERON BAY, LP,
a Delaware limited partnership

By: CORONADO WEST, LLC,
a Delaware limited liability company
its Authorized Signatory

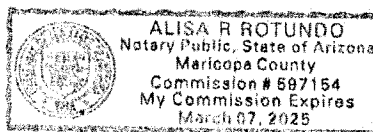

Unofficial Witness
Michael Silva

By: 
John E. Cork, President


Notary Public

My Commission Expires: March 7, 2025

[NOTARIAL SEAL]



eFiled & eRecorded
DATE: 10/19/2021
TIME: 5:09 PM
DEED BOOK: 04850
PAGE: 00098

EXHIBIT "A"
TO
SPECIAL POWER OF ATTORNEY
AND LIMITED AGENCY AUTHORIZATION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 146 and 147 of the 2nd District, Spalding County, Georgia, being more particularly described as **Tract 1** on that certain Minor Plat for Cole Tract Associates, L.P., dated March 2, 2020, recorded in Plat Book 27, page 239, Spalding County, Georgia records.

10/12/2020
 GSNCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #02714 (EXP. 02/17/2021)
 17496 STATE ROUTE 46 ROAD ALPHARETTA, GEORGIA 30004 PHONE: 770.331.1233

The Collection at
GREYSON PARC
 COTTAGES POD (DETACHED LOTS) TOWNHOUSE POD
 POB 34
 LAND LOTS 146-147
 SPALDING COUNTY, GEORGIA

FOR:
STARLIGHT HOMES
 3620 MANSELL ROAD, SUITE 300 ALPHARETTA, GA 30009
 PHONE: 770.692.6123
 RICHARD NICHOLS, GSNCC #10488
 richardn@whalecompanies.com

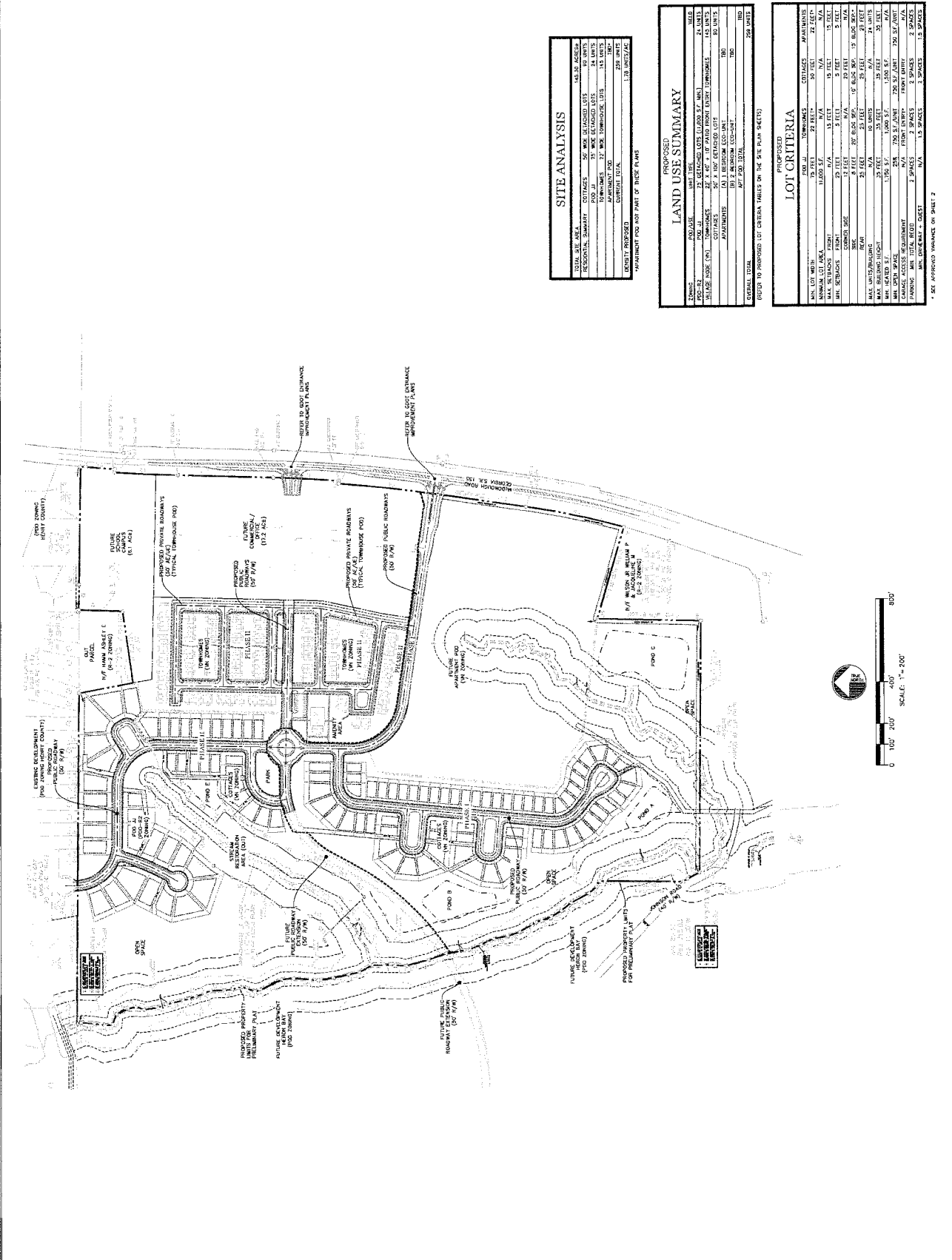
STARLIGHT
 140 P.E.S.
 STARLIGHT HOMES
 3620 MANSELL ROAD, SUITE 300 ALPHARETTA, GA 30009
 PHONE: 770.692.6123
 RICHARD NICHOLS, GSNCC #10488
 richardn@whalecompanies.com

REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2020	COUNTY/CDDOT COMMENTS
2	08.25.2020	COUNTY/CDDOT COMMENTS
3	10.17.2020	COUNTY COMMENTS

REFER TO SHEET 1 FOR NOTES
 REFER TO SHEET 2 FOR EXISTING CONDITIONS
 DATE: APRIL 3, 2020
 CIP & E DRAWING NO: 201912.01.04.04

OVERALL SITE PLAN
 SHEET NO. 4 of 78



SITE ANALYSIS

TOTAL SITE AREA	143.36 ACRES
RESIDENTIAL SUMMARY	50 WKS DETACHED LOTS 10 UNITS
	27 WKS TOWNHOUSE LOTS 115 UNITS
	APARTMENTS 200 UNITS
ADDITIONAL PROPOSED	CONCRETE LOT 1.78 ACRES

MANAGEMENT POD NOT PART OF THESE PLANS

LAND USE SUMMARY

ZONE	AREA (SQ FT)	NO. OF UNITS	NO. OF UNITS PER ACRE
RESIDENTIAL - DETACHED LOTS	1,000,000	10	10
RESIDENTIAL - TOWNHOUSES	2,200,000	115	52
RESIDENTIAL - APARTMENTS	1,000,000	200	200
TOTAL	4,200,000	325	77

LOT CRITERIA

PROPOSED	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. DRIVEWAY WIDTH	MIN. DRIVEWAY SPACES	MIN. DRIVEWAY SPACES
DETACHED LOTS	30 FEET	30 FEET	22 FEET	5 FEET	5 FEET	10 FEET	1 SPACES	1 SPACES
TOWNHOUSES	15 FEET	15 FEET	10 FEET	5 FEET	5 FEET	10 FEET	1 SPACES	1 SPACES
APARTMENTS	15 FEET	15 FEET	10 FEET	5 FEET	5 FEET	10 FEET	1 SPACES	1 SPACES



Application 23-12S: Logan Donnelly, Owner- 111 King Richard Drive (Approximately 1.12 acres located in land lot 61 of the 3rd land district). The applicant is requesting to be able to use his property as a short-term rental. This property is currently zoned R-2 Single Family District.

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

- [Donnelly 23-12S Staff report BOC updated.pdf](#)
- [23-12S Logan Donnelly 111 King Richard Application.pdf](#)

SPALDING COUNTY, GA
Community Development Department
Staff Report
For Recommendation Only

Case Petition: 23-12S

Applicant: 111 King Richard Dr, LLC
Agent: Logan Donnelly
Address/Location: 111 King Richard Drive
Council District: 4th District- Ryan Bowlden
• Request: -Special Exception to use the property as a short rental
Land Lot District: 61 of the 3rd District
Tract Size: Approximately 1.12 acres (Parcel(s) # 260 03037)

Meetings
09/26/2023 Planning Commission
10/26/2023 Board of Commissioners

Background Information

Current Zoning R-2, Single Family Residential District



North Boundary

Zoned: R-2, Single Family Residential District
Land Use: Single-Family Homes and Vacant Land

East Boundary

Zoned: R-2, Single Family Residential District
Land Use: Single-Family Homes and Vacant Land

South Boundary

Zoned: R-2, Single Family Residential District
Land Use: Single-Family Homes and Vacant Land

West Boundary

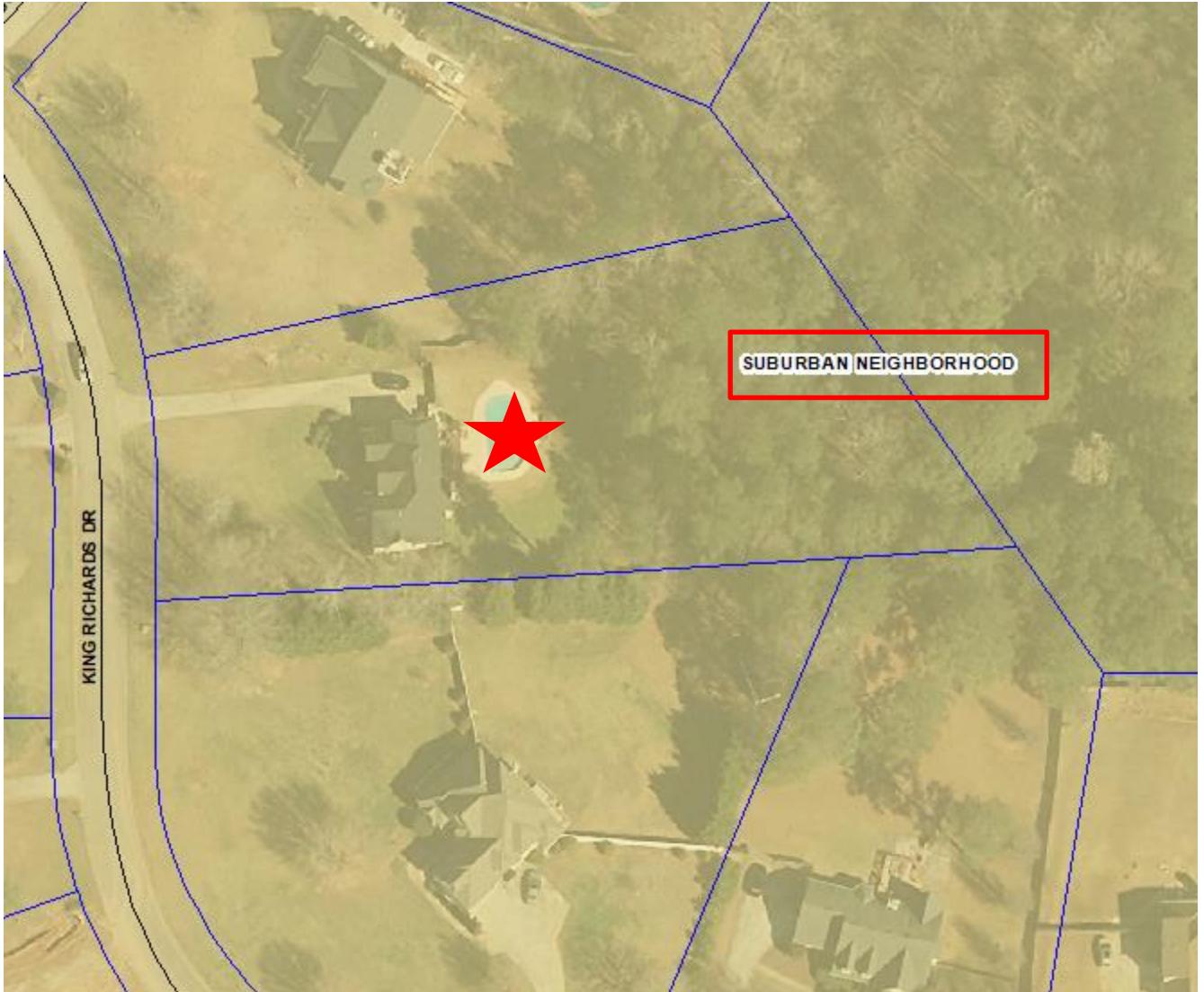
Zoned: R-2, Single Family Residential District
Land Use: Single-Family Homes and Vacant Land

Spalding County, GA
Community Development Department
Staff Report
For Recommendation Only



Current Zoning: R-2, Single Family Residential District

Spalding County, GA
Community Development Department
Staff Report
For Recommendation Only



Future Land Use Map

Spalding County, GA
Community Development Department
Staff Report
For Recommendation Only

Staff Analysis:

- 1. It must not be detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.**

The proposed use will not be detrimental to the area. There is concern by staff regarding disturbances caused by renters which could disrupt the residential subdivision.

- 2. It must not be that any possible depreciating effects and damages to the neighborhood properties are greater than the benefit or need for the special exception.**

The proposed use for the subject property will not cause any depreciating effect.

- 3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.**

The lot has the sufficient size required for this use and the existing use will not be impacted.

- 4. It must meet all other requirements of this ordinance.**

The property does not meet the event center requirements per Spalding County's UDO. As this house is being used as a party house it would have to meet the requirements for an event center.

Spalding County, GA
Community Development Department
Staff Report
For Recommendation Only

Staff Finding:

Mr. Logan was operating as a short-term rental before requesting the special exception approval. The staff was made aware of the code violation and sent Mr. Logan a letter to come into the office to correct the violation. Once the application was submitted, signs were placed on his property and staff received opposition to the application. Most of the opposition was rooted in the constant violations of the noise ordinance by the applicant. The public hearing signs were also removed at various times, which forced staff to delay the hearing for this case.

During the Planning Commission meeting on September 26, 2023, it was brought to the staff's attention that the residence was being used as a party house. The Planning Commission recommended the case be denied.

A party house would fall under the category of an event center per Spalding County's UDO Sec 202 (DD')-Event center, rural: A venue typically located in a rural setting, with or without permanent structures, at which private social events not open to the general public are conducted, including but not limited to, dances, meetings, parties, picnics, receptions, retreats, reunions, weddings, wedding rehearsals, wedding parties, or similar events, with or without live entertainment, where food and drink may be consumed on premises but which provides no overnight accommodations. An event center is not an allowable use within the R-2 zoning.

Spalding County, GA
Community Development Department
Staff Report
For Recommendation Only

Final Staff Recommendation by: Charles Reese, Community Development Director

Staff recommends **Denial** based on staff findings.

If the commissioners decide to approve the request. Staff recommends the following:

1. Request is non-transferable and will not be transferred to new owners if the property is sold.
2. A business license will be applied for and maintained annually.

On September 26, 2023, The Planning Commission recommended denial of application 23-12S.



Spalding County, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the Spalding County, the State of Georgia and all other applicable regulatory agencies.



REQUEST FOR SPECIAL EXCEPTION
APPLICATION NO. 23-128

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Contact Person: _____

PROPERTY OWNER INFORMATION

Name: Logan Donnelly

Address: 111 King Richard Drive

City: Griffin

State: GA Zip: 30223

Phone: 770.510.7607

Phone: _____

APPLICANT IS THE:

_____ Owner's Agent Property Owner _____ Developer

Present Zoning District(s): R-2

Land District(s): ~~03~~ 03 Land Lot(s): 061 Acreage: 1.12

Address of Property: 111 King Richard Drive Griffin, GA 30223

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted:

To rent and rent as a short term rental to guests, nurses and/or vacation stays. Airbnb/Vrbo/etc.

appertaining, to the only proper use, benefit and behoove of the said Grantee forever in FEE SIMPLE.


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.


Signed, sealed and delivered on
15th day of March, 2023 in the
presence of:



John Ashcraft (SEAL)



Witness



Notary



OTHER REQUIRED INFORMATION

Attach a statement describing the Special Exception and the reason you are requesting this Special Exception.

Attach 1 copy (11 x 17) of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.

Some developments (i.e. subdivisions, Church's, etc.) may require a 24 x 36 copy of the plat.

Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

Signature(s):

Agent/Developer



Property Owner

Date

July 24, 2023

Date

OFFICE USE ONLY

Date Received: 4/24/2023

Amount of Fee: \$ 500⁰⁰

Received By: Dwain Ellinger

Receipt Number: Credit Card = Appr. 05400

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

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

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: NO, in no way will this

affect the development of the neighborhood.

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: NO, each guest is vetted ~~thoroughly~~

thoroughly before entering property

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: _____

NO, no other properties are effected from these stays.

(D) Whether granting a Special Exception would adversely affect existing uses: No, the

uses would remain the same. (residential uses)

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: Yes, the property is perfect size for this use.

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: Yes, this special exception will respect and

follow all rules of the Spalding county ordinance.

OFFICE USE ONLY

Date Received: _____

Received By: _____

SITE PLAN REQUIREMENTS FOR SPECIAL EXCEPTION

Section 416: Special Exception.

A site plan meeting the requirements of Section 416 of this Ordinance shall be submitted with any application for a special exception which shall require a building permit for the purpose of commencing construction on a new structure on the property which is the subject of the special exception application; provided however, that any site plan for a special exception for a certified hardship allowed in Sections 503(D)(2-3), 603(D)(2-3), 703(D)(3-4), 803(D)(3-4), 803A(D)(3-4), 1003(D)(3-4), 1103(D)(3-4) and 1103A(D)(3-4) shall not be required to comply with the provisions of subparts (g), (i), (j), (k), (o) and (p) of Section 416.

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

Spalding
SPECIAL EXCEPTION
PAGE 6

Spalding County Fee Schedule:

Appeal from Action of Administrative Officer:	\$ 300.00
Variance:	\$ 300.00
Special Exception:	\$ 500.00

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

- A. Parcel 1 - \$750.00**
- B. Parcel 2-5 - \$150.00 each, in addition to the fees stated in A; and**
- C. Parcels 6+ - \$100.00 each, in addition to the fees stated in A and B.**

Recorded July 29, 1998

Myrtle F. Peoples, Clerk

Property of Danny L. Rodgers & Vicki G. Rodgers

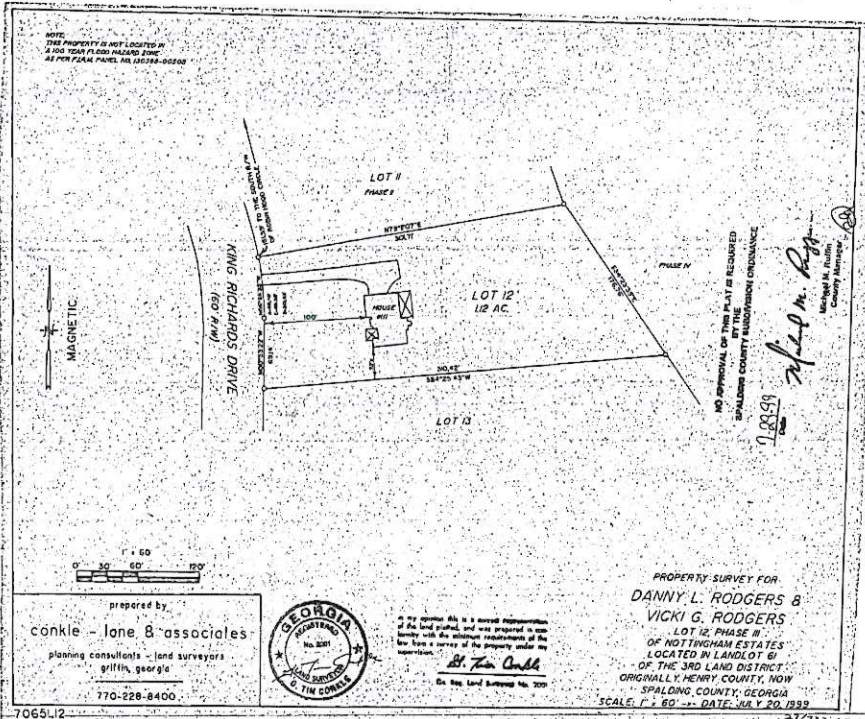


Exhibit "A"

This Deed is subject and subordinate to the following Security Deed (the "Underlying Mortgage"): Security Deed from John Ashcraft to Mortgage Electronic Registration Systems, Inc. (currently held by Truist), in the amount of \$241,600, filed for record April 12, 2022, and recorded in Deed Book 4951, page 245, Spalding County, Georgia Records; with regard to the underlying Mortgage, Grantor and Grantee and Lender hereby agree as follows:

(a) Grantee hereby agrees to pay when due all sums of principal and interest under the Underlying Mortgage in a timely manner.

(b) Grantee agrees to comply with all of the terms, provisions and conditions of the Underlying Mortgage. In case Grantee fails to comply with each and every one of said terms, provisions and conditions of the Underlying Mortgage or is in default under the Underlying Mortgage said failure to comply or default on Grantee's part shall constitute a default under this Deed and shall entitle Grantor at Grantor's option, to exercise any and all of its rights and remedies in case of a default under this Deed.


(c) For so long as the Underlying Mortgage is outstanding, Grantee shall keep the property maintained and in good repair.

(d) Upon a payment not being received by the lender within 30 days' of the payment due date, Grantee shall execute a deed transferring title back to the Grantor within ten days of the 30-day-late. All expenses, fees and costs incurred because of the payment not being made on time, including the cost to transfer title back to the Grantor shall be assessed against the Grantee.

(e) Grantee hereby agrees to promptly notify Grantor of the occurrence of a default under the terms of the Underlying Mortgage and to promptly transmit to Grantor any notices or claims received by Grantee from the holder of the Underlying Mortgage that said loan is in default.

By accepting deliver of this deed, Grantee consents to these conditions.

UHN Capital LLC, a Georgia Limited Liability Company

By: 
Logan Reed Donnelly, Sole Member



Conduct a Public Hearing on the 2023 CIE with the revisions as requested by Three Rivers Regional Commission.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The 2023 CIE was approved by the Board of Commissioners on October 16, 2023 and submitted to Three Rivers Regional Commission for review. Three Rivers Regional Commission has requested the CIE be revised and this document reflects those changes.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Conduct a public hearing.

ATTACHMENTS:

[2023 CIE AD.pdf](#)

NOTICE OF PUBLIC HEARING

The Spalding County Board of Commissioners will hold a Public Hearing on **Monday, December 4, 2023 during their Regular Meeting, which begins at 6:00 P.M.**, in Room 108 of the Spalding County Courthouse Annex, 119 East Solomon Street in Griffin to reconsider the Capital Improvement Element (CIE):

All interested citizens are invited to attend.

SMALL DISPLAY AD TO RUN IN GRIFFIN DAILY NEWS:

One Time ----- Monday, November 27, 2023.

Please call me at 770-467-4220 if you have questions.

Thanks,

Contact Eva Morales-770 -467-4220
Charge to acct#40054089



Consider approval of the Minutes from the Spalding County Board of Commissioners Work Session, Regular Meeting and Executive Session on November 6, 2023.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of Minutes

ATTACHMENTS:

[2023-11-6 Work SessionMinutes.pdf](#)

[2023-11-6 RegularMeetingMinutes.pdf](#)

MINUTES

The Spalding County Board of Commissioners held a Work Session on Monday, November 6, 2023, in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia beginning at 9:04 a.m. with Chairman Clay Davis presiding. Commissioners Rita Johnson and Gwen Flowers-Taylor were present for the meeting. Commissioners Ryan Bowlden and James Dutton were absent from the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham and County Clerk, Kathy Gibson to record the minutes.

I. OPENING (CALL TO ORDER)

The meeting was Called to Order by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

The Invocation was delivered by Commissioner Gwen Flowers-Taylor of District #1.

III. PLEDGE TO FLAG

The Pledge to the Flag was led by Commissioner Rita Johnson of District #3.

IV. AGENDA ITEMS

1. Discuss the updated Indirect Cost Allocation prepared by Turnipseed Engineers.

Dr. Ledbetter gave an overview of the rental research project conducted by Turnipseed Engineers. The purpose of the rental research project was to establish a rental rate for the old Tax Assessors Office which is to be renovated and then occupied by the Spalding County Water and Sewerage Facilities Authority.

Commissioner Flowers-Taylor asked if the rental rate determined was specific to the Administration Building in Downtown Griffin or if it would be applied should the County lease out other locations that are owned by the County.

Dr. Ledbetter advised that this is a rate that is competitive with the other offices and buildings being rented in the Downtown Griffin area and that should the County decide to rent out other properties owned by the County, the same procedure would be used and research would be done to determine the appropriate rental rate for that location.

The Board asked that the rate of County Inmates that will be utilized by the Water Authority be added to the recommended rental rate and that an IGA between the Water Authority and Spalding County be drafted for signature.

2. Conduct a discussion regarding storm water requirements in Spalding County and the Resolution to be approved on second reading this evening on the Spalding County Soil Erosion and Sedimentation Control Ordinance.

Dr. Ledbetter stated that the proposed Resolution was approved on first reading at the October 16th Extraordinary Session and the purpose of the Resolution is to bring our Ordinance into compliance with the State of Georgia EPD. Our ordinance is currently out of compliance and has been for

approximately two years.

Commissioner Flowers-Taylor then asked for a copy of the current Ordinance and the proposed changes so that she could review. Staff will provide Commissioner Flowers-Taylor with a copy of the current ordinance and the Resolution with the proposed changes.

3. Discuss if the Board wants to cancel the Extraordinary Sessions for November 20, 2023, in observance of the Thanksgiving Holiday, and December 18, 2023, in observance of the Christmas Holiday.

Dr. Ledbetter stated that these two meetings are traditionally cancelled due to the holidays and holiday travel by both the Board of Commissioners and staff.

Commissioner Flowers-Taylor expressed her concern over cancelling the November 20th meeting as we may need that meeting to complete pending business for the county. She stated that she would like to hear from the entire Board to see how many people will be out of town on these two dates to make the determination.

4. Discuss a quote for services from Heath & Lineback to complete the SR155 relocation project.

Dr. Ledbetter stated that he had contacted the City of Griffin regarding the additional costs for Phase I of this project. Chairman Davis also has contacted Mayor Hollberg regarding the additional costs. We are awaiting a definitive response from the City of Griffin before committing to any additional costs.

5. Review and discuss a request from the City of Griffin to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 6th Street and ending at the current Haskell Ward Drive.

Dr. Ledbetter stated that the County had been notified that the City of Griffin wishes to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 5th Street and ending at the current Haskell Ward Drive.

Commissioner Flowers-Taylor wondered why the request didn't include the two other blocks along that street and wanted to know why the City was notifying the County as the location is within the City Limits.

Dr. Ledbetter advised that anyone who owns property along that stretch of road was being notified and that is why the City was notifying Spalding County.

Motion/Second by Flowers Taylor/Johnson to allow a discussion on the Opioid Settlement fund and to discuss Employment Background checks. Motion carried by a unanimous vote.

County Attorney, Stephanie Windham, handed out the directives on how the funds from the Opioid Settlement could be used.

Erica Dye, Director of Accounting and Finance, stated that the Opioid Settlement Fund has received \$173,000 so far and that only \$8,000 has been used to purchase Narcan for the Sheriff's Department.

Commissioner Flowers-Taylor stated that she is concerned about the number of citizens in Spalding County who have mental health issues that are not being properly serviced. Many of these individuals do not have transportation to get to appointments and she would like to see something done to either

make treatment available more locally or provide transportation to the facilities.

Chairman Davis stated that the Board would schedule a meeting to address Mental Health issues in Spalding County and possible ways to help with transportation and other matters of concern. He also stated that he would contact Pinewood and arrange for a tour of that facility.

Ms. Windham stated that \$173,000 is not enough to make a significant dent in the Mental Health problem in Spalding County and the Board needs to concentrate on where the money can stretch the farthest to benefit the largest number of recipients.

Commissioner Flowers-Taylor also advised that she like to have a more thorough Background Check be conducted on the individuals that we hire into Management and Director positions for Spalding County. She feels that if a more thorough background check had been done on some of the more recent candidates, we may not have experienced the problems that arose.

V. ADJOURNMENT

Motion/Second by Flowers-Taylor/Johnson to adjourn the meeting at 10:17 a.m. Motion carried by a unanimous vote.

/s/ _____
Clay W. Davis, Chairman

/s/ _____
Kathy Gibson, County Clerk

MINUTES

The Spalding County Board of Commissioners held a Regular Meeting on Monday, November 6, 2023, in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Ryan Bowlden, Rita Johnson, Gwen Flowers-Taylor, and James Dutton were present for the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham, County Zoning Attorney, Newton Galloway, Community Development Director, Charles Reese and County Clerk, Kathy Gibson to record the minutes.

I. OPENING (CALL TO ORDER)

The meeting was called to order by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

1. Commissioner James Dutton, District #2 delivered the Invocation.

III. PLEDGE TO FLAG

1. Commissioner Ryan Bowlden, District #4, led the Pledge to the Flag.

Motion/second by Bowlden/Dutton to amend the agenda to include a new Item # 6 under New Business to discuss the cancellation of the November 20, 2023, Extraordinary Session for the Thanksgiving Holiday and the December 18, 2023, Extraordinary Session for the Christmas Holiday. Traditionally these two dates are cancelled due to holiday travel by the Board of Commissioners and Staff. Motion carried by a unanimous vote.

IV. PUBLIC HEARING

1. Conduct the final Public Hearing on the Notice of Possible Millage Rate Increase for FY 2024.

Motion/Second by Dutton/Flowers-Taylor to open a Public Hearing on the Notice of Possible Millage Rate Increase for FY2024. Motion carried by a unanimous vote.

Spoke against a Millage Rate Increase:

Michelle Drugacz, 312 Whispering Pines, Griffin, GA
Michael Middlebrooks, 1108 Maple Drive, Griffin, GA
Janice Falcone, 133 Crape Myrtle Drive, Griffin, GA
Ann Dix, 298 Sweet Gum Drive, Griffin, GA
Chris Carroll, 628 Kilgore Road, Griffin, GA
Dale Surrett, 336 Bar H. Road, Griffin, GA
Taylor Beal, 525 6th Street, Griffin, GA
Bruce Ledbetter, 240 Roberts Street, Griffin, GA
Dee Rygh, 239 Sawgrass Place, Griffin, GA
Lawrence Weeks, 2966 Teamon Road, Griffin, GA
Mark Kirkland, 4630 Newnan Road, Griffin, GA

Nancy Ploener, 774 Firefly Court, Griffin, GA
Ray Thomas, 20 East lake Circle, Griffin, GA
Kim Morrison, 207 Cecil Jackson Road, Griffin, GA
Dexter Thomas, 180 Smoakfield Road, Griffin, GA
Mark Bond, 949 E. Maddox Road, Griffin, GA

Bob Beyer, 518 Orchid Lights Court, Griffin GA, spoke in favor of a millage rate increase to staff the fire stations and keep county employees from going to neighboring counties for a higher pay.

Motion/Second by Dutton/Flowers-Taylor to Close the Public Hearing. Motion carried by a unanimous vote.

V. OLD BUSINESS

1. Consider approval of a Millage Rate Increase for FY 202.

Motion/Second by Dutton/Bowlden to approve a Millage rate of 15.588 for FY2024. Motion carried by a 3-2 vote (Flowers-Taylor/Johnson).

VI. PRESENTATIONS/PROCLAMATIONS

1. Director Charles Reese will present the Spalding County Community Development dashboard on permits to the Board of Commissioners.

Director Reese presented the Community Development Dashboard for the permits department and advised he would bring the dashboards for the other departments as they are completed.

2. Consider presentation of Service Award for recognition of 25 Years of Service to Jesse Dunn of the Spalding County Sheriff's Office.

Chief Deputy Tony Thomason recognized Jesse Dunn for 25 Years of Service to the Spalding County Sheriff's Office.

3. Sheriff Dix would like to recognize the graduates of the 2023 Annual Sheriff's Citizens Academy. This is the sixth year of the Sheriff's Citizens Academy.

Chief Deputy Tony Thomason then recognized the graduates of the 2023 Sheriff's Citizens Academy.

4. Recognize Jinna Garrison, Administrative Services Director and her staff on Spalding County receiving the Certificate of Excellence in Financial Reporting for its 21st consecutive year.

Dr. Ledbetter recognized Jinna Garrison, Administrative Services Director, and her staff for receiving the Certificate of Excellence in Financial Reporting for the 21st consecutive year.

VII. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider Approval of Financial Statements for the three months ending October 31, 2023.

Motion/Second by Dutton/Flowers-Taylor to approve the Financial Statements for the three months ending October 31,

2023. Motion carried by a unanimous vote.

VIII. ZONING PUBLIC HEARING

Chairman Davis advised that there are multiple applications for consideration on Item #1 and that he would read all three of the items, they can then be discussed as a whole, but would need to be voted on individually.

1. **Application 23-08Z:** Lillian Anglyn, William R. Woodward Jr, John P Woodward, and Parks W. Colwell Sr, Owners; Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district). The applicant requests to rezone from AR-1, Agricultural and Residential and R-2, Single Family Residential District to C-1C, Manufacturing-Light.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

Application 23-26V: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for loading docks to be located in front of the building.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

Application 23-26VA: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for parking to be located in the front of a building.

Kim Jackson, 5864 Jackson Road, Griffin, GA spoke against the development.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

2. **Application 23-11Z:** Lester Ranew, Owner; 132 Wani Road (Approximately 5.33 acres located in Land Lot 10 of the 2nd Land District). The applicant requests approval to rezone from R-2, Single- Family Residential District to C-1C Light Commercial. This property is also located within the Arthur K Bolton overlay.

Jerime Buffington, 103 Garden Circle, Milner, GA with Paragon Consulting, spoke on behalf of the owner.

Charles Reese, Community Development Director, stated that the property is currently zoned R-2, Single family Residential and the Properties adjacent to the site are also R-2 and AR-1 Agricultural and Residential. The Spalding County Comprehensive Plan indicates the property should be used as an Employment Activity Center. The property has been vacant for years and staff does not anticipate any adverse effects to the surrounding area's health, safety or welfare if the property is rezoned. Based on the comprehensive plan and the future land use map, this property can be developed as being proposed by the rezoning.

Mr. Reese then stated that the staff recommends approval with the following conditions:

- Rezoning conditioned upon "Conceptual Masterplan for Commercial Planned Development Wani Road, July 20, 23."
- 50-foot undisturbed buffers along Georgia SR16 and a 25-foot undisturbed buffer on the rear and side of the property.
- Box trucks shall exit the development to the left towards Georgia SR16.
- The applicant/developer shall consult with Public Works to determine if a right lane into the development will be necessary.

Mr. Reese stated that on September 26, 2023, the Planning Commission approved the application and added the last condition to the staff recommendations as stated.

Commissioner Flowers-Taylor then expressed her concern about the 25' undisturbed buffer on the left-hand side of the property as this side is on the side of residential housing.

Commissioner Dutton asked if a line of site buffer of trees could be placed on the left side of the property.

Motion/Second by Flowers-Taylor/Dutton to approve Application 23-11Z: Lester Ranew, Owner; 132 Wani Road (Approximately 5.33 acres located in Land Lot 10 of the 2nd Land District). The applicant requests approval to rezone from R-2, Single-Family Residential District to C-1C Light Commercial with staff conditions and a line of site buffer of trees on the left-hand side of the property. Motion carried by a unanimous vote.

3. **Application 23-24Z:** Qualified Home Solutions, LLC, Owner; Troy Beckham, Agent; 3000 S Sixth St (Approximately 7.095 acres located in land lot 184 in the 2nd district). The applicant requests a rezoning from AR-1 Agricultural and Residential to R-1, Single Family Low Density. This will allow the applicant to subdivide the lot into 3 individual parcels.

Spoke against the proposed rezoning:

Morgan Fordham, 2060 S. 6th Street Extension, Griffin, GA

Lindsey Mouchet, 109 Runnymede Road, Griffin, GA

Robert Bugg, 2090 S. 6th Street Extension, Griffin, GA

Kent Bugg, 838 E. Maddox Road, Griffin, GA

B. Frank Harris, 1881 S. 6th Street Extension, Griffin, GA, representing the Planning Commission, stated that one of the questions they ask is if there is a problem developing the property as it stands. There is no problem at all in

him building two houses on this property. When the Planning Commission asked Mr. Beckham why he wanted the property rezoned, he advised he needed to do it for the money. This is one of the criteria you simply do not use to justify a rezoning. For property to be rezoned you have to prove there is no current use for the property as it is zoned. You also have to consider what the rezoning will do to an existing neighborhood. That is the criteria we utilized to recommend the application be denied.

Troy Beckham, Sr., 1866 Hwy 362 W., Williamson, GA spoke in favor of the rezoning.

Charles Reese, Community Development Director, stated that the property is currently zoned AR-1, Agricultural and Residential. This property is surrounded by AR-1 and R-1 Single-Family Low-Density properties. The proposed development will not change the use of the property as it will remain residential and resemble the zoning to the west of the subject's parcel. This parcel has been vacant for many years and staff does not anticipate any adverse effects on the surrounding area's health, safety, and welfare if this property is to be rezoned. The staff does not see any diminishing in value based on the current or proposed zoning.

Mr. Reese then advised that staff is recommending approval with the following conditions:

- Minimum house size shall be 2,000 heated square feet.
- No vinyl siding.
- Lots #2 and #3 shall require a plan to mitigate any runoff. The plan shall be presented to staff for approval before building permits are applied for.

Mr. Reese then stated that at their meeting on October 24, 2023, the Planning Commission recommended denial of the application.

Motion/Second by Dutton/Johnson to deny Application 23-24Z: Qualified Home Solutions, LLC, Owner; Troy Beckham, Agent; 3000 S Sixth St (Approximately 7.095 acres located in land lot 184 in the 2nd district). The applicant requests a rezoning from AR-1 Agricultural and Residential to R-1, Single Family Low Density. This will allow the applicant to subdivide the lot into 3 individual parcels. Motion carried by a unanimous vote.

4. **Application 23-15Z:** Ian Kocher, Owner; 992 Maloy Road (Approximately 19.18 acres located in land lot 22 of the 2nd land district). The applicant requests to rezone from R-2, Single Family Residential District to AR-1, Agricultural and Residential.

Mr. Reese stated that the property is currently zoned R-2 for Single Family Residential District, the properties adjacent to the site are also zoned R-2, AR-1 Agriculture and Residential, and R-4 for Single Family District. This would be considered a downzoning, but the property is approximately 19 acres.

Mr. Reese then stated that staff recommends approval with the following conditions:

- Before applying for a building permit, the applicant must receive approval of a Special Exception to be allowed to build a barndominium on the property.

Motion/Second by Flowers-Taylor/Dutton to approve Application 23-15Z: Ian Kocher, Owner; 992 Maloy Road (Approximately 19.18 acres located in land lot 22 of the 2nd land district). The applicant requests to rezone from R-2, Single Family Residential District to AR-1, Agricultural and Residential with staff conditions. Motion carried by a unanimous vote.

5. **Application 23-16S:** Belinda Ligon, Owner- Maurice Ligon, Agent- 4350 Fayetteville Rd (Approximately 0.57 acres located in land lot 111 of the 4th district). The applicant is requesting a special exception for a home occupation-general to be able to operate as a gunsmith.

Mr. Reese stated that this is a special exception request for a home gunsmith home occupation. Granting the special exception would not be detrimental to the adjacent property or neighborhood. The staff does not foresee any adverse effect on the health or safety of the residents. Additionally, Mr. Ligon will be required to meet ATF requirements. Staff does not see the proposed use causing any depreciation or damage to the adjacent properties. Granting the special exception should not have any adverse effects on the existing use of the property or adjacent properties. Granting the special exception will bring the use as proposed into compliance with the Spalding County Zoning Ordinance as will with AFT Requirements.

Mr. Reese then advised that the staff recommends conditional approval with the following conditions:

- No exterior signage
- Fire Marshal inspections of the premises is required.
- Any felony conviction must be reported within 10 business days.

Commissioner Dutton asked if this application is to comply with the ATF requirements as other applications have been received this year?

Mr. Reese stated that is correct. The Planning Commission did recommend approval.

Commissioner Flowers-Taylor expressed her concerns over approving a gunsmith business without expectations of guns being fired? That is her concern that there will be gunfire on a regular basis during repairing of the guns.

Commissioner Dutton stated that his brother is a gunsmith and if you take one part of a gun and put it together with another part of a gun, the ATF makes you get the qualification as a gunsmith.

Commissioner Flowers-Taylor stated that her concern is if you put a gun together you are going to have to fire it to see if it works.

Mr. Ligon confirmed that you do not have to fire a firearm to know if it is working. He stated that if you have to fire a firearm, you take it to a gun range, and it is a supervised area where safety is always a concern.

Motion/Second by Dutton/Flowers-Taylor to approve Application 23-16S: Belinda Ligon, Owner- Maurice Ligon, Agent- 4350 Fayetteville Rd (Approximately 0.57 acres located in land lot 111 of the 4th district). The applicant is requesting a special exception for a home occupation-general to be able to operate as a gunsmith with staff conditions with staff conditions. Motion carried by a unanimous vote.

IX. CITIZEN COMMENT

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

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

Spoke regarding the Animal Shelter:

Michael Rener, 500 Aerodrome Way, Griffin, GA
Karen Stone, 820 Amelia Road, Griffin, GA

Motion/Second by Flowers-Taylor/Dutton to allow Ms. Stone to complete her comments regarding the Animal Shelter. Motion carried by a unanimous vote.

Jan Cooper, 527 South Hill Street, Griffin, GA
Leann Connell, 532 S. Hill Street, Griffin, GA
Alyson Burley, 2785 Hwy 81 W, Hampton, GA
Candi Dickerson, 1808 N. Walkers Mill Road, Griffin, GA
Julia Mallonee, 916 Hamilton Boulevard, Griffin, GA
Jennifer Dyer, 1005 High Falls Road, Griffin, GA

Spoke regarding taxes in Spalding County:

Lawrence Weeks, 2966 Teamon Road, Griffin, GA

X. MINUTES

1. Consider approval of the Minutes from the Spalding County Board of Commissioners Extraordinary Session and Executive Session on October 16, 2023; the Spalding County Board of Commissioners Special Called Meeting, Public Hearings, and Executive Session on October 19th, 2023; and the Spalding County Board of Commissioners Zoning Public Hearing and Executive Session on October 26, 2023.

Motion/Second by Flowers-Taylor/Johnson to approve the

Minutes from the Spalding County Board of Commissioners Extraordinary Session and Executive Session on October 16, 2023; the Spalding County Board of Commissioners Special Called Meeting, Public Hearings, and Executive Session on October 19th, 2023; and the Spalding County Board of Commissioners Zoning Public Hearing and Executive Session on October 26, 2023. Motion carried by a unanimous vote.

XI. CONSENT AGENDA

1. Consider on second reading an Ordinance to Amend the General Code of Spalding County to add Part VIII, Chapter 5, Post-Construction Stormwater Management for New Development and Redevelopment.

RESOLUTION AMENDING
THE CODE OF ORDINANCES OF SPALDING COUNTY, GEORGIA

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

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

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

WHEREAS, Spalding County, Georgia desires to protect the environment and state waters to promote the health, safety and welfare of its citizens;

WHEREAS, the Georgia Environmental Protection Division (“EPD”) requires local jurisdictions with Municipal Separate Storm Sewer System (MS4) permits to adopt ordinances or update existing ordinances, as necessary for compliance with their MS4 permit in order to address development and redevelopment and enforce post-construction controls;

WHEREAS, recent EPD updates to the MS4 permit require the stormwater management system to be designed to retain certain amounts of rainfall on the developed site;

WHEREAS, a model ordinance was developed by the Metropolitan North Georgia Water Planning District to match the substance and language of the current MS4 permit and the Georgia Stormwater Management Manual;

WHEREAS, the Board of Commissioners of Spalding County, Georgia (though not a participant in the Metropolitan North Georgia Water Planning District) desires to adopt rules and regulations which generally mirror the model ordinance;

WHEREAS, the Board of Commissioners of Spalding County, Georgia desires to provide for effective stormwater management and adopt minimum design and development standards for local development as it may affect stormwater runoff quantity and quality and stormwater conveyance;

WHEREAS, the Clean Water Act, 33 U.S.C. § 131, *et seq.* prohibits the discharge of any pollutant absent obtaining a National Pollutant Discharge Elimination System (NPDES) permit;

WHEREAS, EPD has determined that NPDES permittees shall employ best management practices to eliminate or minimize (to the extent practicable) the discharge of pollutants into the waters of the State of Georgia; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia further desires for development within Spalding County to comply with these requirements of EPD;

NOW THEREFORE, it shall be and is hereby RESOLVED by the Board of Commissioners of Spalding County, Georgia in full exercise of its power to provide for effective stormwater management and employ best management practices to eliminate or minimize the hydrologic and water quality impacts of post-construction discharge into the waters of the State of Georgia that the Spalding County, Georgia Code of Ordinances shall be and is hereby amended, as follows:

Section 1: The following provision shall be added to the Spalding County Code of Ordinances to appear as: "Part VIII, Chapter 5. Post-Construction Stormwater Management for New Development and Redevelopment," Section 8-5001, et seq., as follows:

PART VIII: PLANNING AND REGULATION OF DEVELOPMENT

CHAPTER 5: POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Section 8-5001. Purpose and Intent. The purpose of this Chapter is to protect, maintain and enhance public health, safety, and the environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-construction stormwater runoff and nonpoint source pollution associated with new development and redevelopment. Proper management of post-construction stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. Additionally, Spalding County, Georgia is required to comply with several State and Federal laws, regulations, and permits related to managing the water quantity, velocity, and quality of post-construction stormwater runoff.

Section 8-5002. Definitions. For purposes of this Chapter, the terms below shall have the following meanings:

- A. *Administrator:* The Spalding County Manager or his/her designees including the Community Development Office staff.
- B. *Applicant:* a person submitting a land disturbance application for approval.
- C. *BMPs or Best Management Practices:* a collection of both structural devices to store or treat stormwater runoff and non-structural programs or practices which, when properly designed, installed, and maintained, prevent or reduce pollution of the waters of the State of Georgia.
- D. *BMP Landscaping Plan:* a design for vegetation and landscaping that is critical to the performance and function of the BMP including how the BMP will be stabilized and established with vegetation. It shall include a layout of plants and plant names (local and scientific).
- E. *Channel:* a natural or artificial watercourse with a definite bed and banks that conveys continuously or periodically flowing water.
- F. *Detention:* the temporary storage of stormwater runoff in a stormwater detention facility for the purpose of controlling the peak discharge.
- G. *Detention facility:* a structure designed for the storage and gradual release of stormwater runoff at controlled rates.
- H. *Development:* new development or redevelopment.
- I. *Extended Detention:* the storage of stormwater runoff for an extended period of time.
- J. *Extreme Flood Protection:* measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

- K. *Flooding*: a volume of surface water that exceeds the banks or walls of a BMP, or channel; and overflows onto adjacent lands.
- L. *GSMM*: the latest edition of the Georgia Stormwater Management Manual, Volume 2: Technical Handbook, and its Appendices.
- M. *Hotspot*: a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the Administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the Industrial Stormwater General Permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.
- N. *Impervious Surface*: a surface composed of any material that significantly impedes or prevents the natural infiltration of water into the soil.
- O. *Industrial Stormwater General Permit*: the National Pollutant Discharge Elimination System (NPDES) permit issued by the Georgia Environmental Protection Division to an industry for stormwater discharges associated with industrial activity. The permit regulates pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies based on the Standard Industrial Classification (SIC) Code.
- P. *Infiltration*: the process of percolating stormwater runoff into the subsoil.
- Q. *Inspection and Maintenance Agreement*: a written agreement providing for the long-term inspection, operation, and maintenance of the stormwater management system and its components on a site.
- R. *Land Disturbance Application*: the application for a land disturbance permit on a form provided by Spalding County along with required supporting documentation.
- S. *Land Disturbance Permit*: the authorization necessary to begin construction-related land-disturbing activity.
- T. *Land Disturbing Activity*: any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including but not limited to clearing, dredging, grading, excavating, transporting, and filling of land.
- U. *Linear Transportation Projects*: construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.
- V. *MS4 Permit*: the NPDES permit issued by Georgia Environmental Protection Division for discharges from Spalding County's municipal separate storm sewer system.
- W. *New Development*: land disturbing activities, structural development (construction, installation or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.
- X. *Nonpoint Source Pollution*: a form of water pollution that does not originate from a discrete point such as a wastewater treatment facility or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water or groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.
- Y. *Overbank Flood Protection*: measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain).

- Z. *Owner*: the legal or beneficial owner of a site, including but not limited to a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.
- AA. *Person*: any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.
- BB. *Post-Construction Stormwater Management*: stormwater best management practices (BMPs) that are used on a permanent basis to control and treat runoff once construction has been completed in accordance with a stormwater management plan.
- CC. *Post-Development*: the conditions anticipated to exist on site immediately after completion of the proposed development.
- DD. *Practicability Policy*: the latest edition of the Metropolitan North Georgia Water Planning District's Policy on Practicability Analysis for Runoff Reduction.
- EE. *Pre-Development*: the conditions that exist on a site immediately before the implementation of the proposed development. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time before the first development-related approval or permit shall establish pre-development conditions.
- FF. *Pre-Development Hydrology*: (a) for new development, the runoff curve number determined using natural conditions hydrologic analysis based on the natural, undisturbed condition of the site before implementation of the proposed development; and (b) for redevelopment, the existing conditions hydrograph may take into account the existing development when defining the runoff curve number and calculating existing runoff, unless the existing development causes a negative impact on downstream property.
- GG. *Previously Developed Site*: a site that has been altered by paving, construction, and/or land disturbing activity.
- HH. *Redevelopment*: structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.
- II. *Routine Maintenance*: activities to keep an impervious surface as near as possible to its constructed condition. This includes ordinary maintenance activities, resurfacing paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.
- JJ. *Runoff*: stormwater runoff.
- KK. *Site*: an area of land where development is planned, which may include all or portions of one or more parcels of land. For subdivisions and other common plans of development, the site includes all areas of land covered under an applicable land disturbance permit.
- LL. *Stormwater Concept Plan*: an initial plan for post-construction stormwater management at the site that provides the groundwork for the stormwater management plan including the natural resources inventory, site layout concept, initial runoff characterization, and first round stormwater management system design.
- MM. *Stormwater Management Plan*: a plan for post-construction stormwater management at the site that meets the requirements of Section 8-5008(D) and is included as part of the land disturbance application.

NN. *Stormwater Management Standards*: those standards set forth in Section 8-5007.

OO. *Stormwater Management System*: the entire set of non-structural site design features and structural BMPs for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater runoff in a manner designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

PP. *Stormwater Runoff*: flow on the surface of the ground, resulting from precipitation.

QQ. *Subdivision*: the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land disturbance, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Other terms used but not defined in this Chapter shall be interpreted based on how such terms are defined and used in the GSMM and in Spalding County's MS4 permit.

Section 8-5003. Adoption and Implementation of the GSMM; Conflicts and Inconsistencies. .

- A. In implementing this Chapter, Spalding County shall use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.
- B. This Chapter is not intended to modify or repeal any other Chapter, ordinance, rule, regulation or other provision of law, including but not limited to any applicable stream buffers under state and local laws, and the Georgia Safe Dams Act and Rules for Dam Safety. In the event of any conflict or inconsistency between any provision in the Spalding County MS4 permit and this Chapter, the provision from the MS4 permit shall control. In the event of any conflict or inconsistency between any provision of this Chapter and the GSMM, the provision from this Chapter shall control. In the event of any other conflict or inconsistency between any provision of this Chapter and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.
- C. If any provision of this Chapter is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Chapter.

Section 8-5004. Designation of Administrator. The Spalding County Community Development Office under the direction of the County Manager shall administer and implement this Chapter.

Section 8-5005. Applicability Criteria for Stormwater Management Standards. This Chapter applies to the following activities:

- A. New development that creates or adds 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre of land or greater;
- B. Redevelopment that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre or more;
- C. New development and redevelopment if:
 - 1. such new development or redevelopment is part of a subdivision or other common plan of development, and
 - 2. the sum of all associated impervious surface area or land disturbing activities that are being developed as part of such subdivision or other common plan of development meets or exceeds the thresholds in (A) or (B) above;

- D. Any new development or redevelopment, regardless of size, that is a hotspot land use as defined in this Chapter; and
- E. Linear transportation projects that exceed the threshold in (A) or (B) above.

Section 8-5006. Exemptions from Stormwater Management Standards. This Chapter does not apply to the following activities:

- A. Land disturbing activity conducted by local, state, authority, or federal agencies solely to respond to an emergency need to protect life, limb, or property or to conduct emergency repairs;
- B. Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;
- C. Land disturbing activity conducted by local, state, authority, or federal agencies whose sole purpose is to implement stormwater management or environmental restoration;
- D. Repairs to any stormwater management system deemed necessary by the Administrator;
- E. Agricultural practices as described O.C.G.A. § 12-7-17(5) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in Section 8-5005(A) or (B);
- F. Silvicultural land management activities as described O.C.G.A. § 12-7-17(6) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in Section 8-5005(A) or (B);

Section 8-5007. Stormwater Management Standards. Subject to the applicability criteria in Section 8-5005 and exemptions in Section 8-5006, the following stormwater management standards apply. Additional details for each standard can be found in the GSMM Section 2.2.2.2:

- A. Design of Stormwater Management System: The design of the stormwater management system shall be in accordance with the applicable sections of the GSMM as directed by the Administrator. Any design which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.
- B. Natural Resources Inventory: Site reconnaissance and surveying techniques shall be used to complete a thorough assessment of existing natural resources, both terrestrial and aquatic, found on the site. Resources to be identified, mapped, and shown on the Stormwater Management Plan, shall include, at a minimum (as applicable):
 1. Topography (minimum of 2-foot contours) and Steep Slopes (i.e., Areas with Slopes Greater Than 15%),
 2. Natural Drainage Divides and Patterns,
 3. Natural Drainage Features (e.g., swales, basins, depressional areas),
 4. Natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers, drinking water wellhead protection areas and river corridors,
 5. Predominant soils (including erodible soils and karst areas), and
 6. Existing predominant vegetation including trees, high quality habitat and other existing vegetation.

- C. **Better Site Design Practices for Stormwater Management**: Stormwater management plans shall preserve the natural drainage and natural treatment systems and reduce the generation of additional stormwater runoff and pollutants to the maximum extent practicable. Additional details can be found in the GSMM Section 2.3.
- D. **Stormwater Runoff Quality/Reduction**: Stormwater runoff shall be retained on site or adequately treated prior to discharge. Stormwater Runoff Quality/Reduction shall be provided by using the following:
1. The applicant shall choose (a) Runoff Reduction and additional water quality shall not be required. To the extent (a) Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then (b) Water Quality shall apply for the remaining runoff from a 1.2 inch rainfall event and must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.
 - a. **Runoff Reduction** - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable. If the first 1.0 inch of rainfall can be retained on site using runoff reduction methods, then additional water quality treatment is not required.
 - b. **Water Quality** – If the first 1.0 inch of rainfall on the site cannot be retained on the site, the stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2 inch rainfall event.
 2. If a site is determined to be a hotspot as detailed in Section 8-5002(M), Spalding County may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.
- E. **Stream Channel Protection**: Stream channel protection shall be provided by using all of the following three approaches:
1. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event;
 2. Erosion prevention measures, such as energy dissipation and velocity control; and
 3. Preservation of any applicable stream buffer.
- F. **Overbank Flood Protection**:
1. For new development, overbank flood protection and property protection shall be provided by attenuating the post-development peak discharge rate to the pre-development rate up to the 25-year, 24-hour return frequency storm event.
 2. For redevelopment, overbank flood protection and property protection shall be provided by reducing the peak discharge rate up to the 25-year, 24-hour storm event in accordance with the following formula:
- $$\%PDIS = \%PDRR \quad 2$$
- PDIS = Pre-Development Impervious Surface
- PDRR = Peak Discharge Rate Reduction

- a. For sites where previous demolition has removed impervious surfaces, pre-development peak discharge rate calculations and percentage of impervious surface shall be calculated based on pre-demolition conditions.
- b. For sites that have been demolished and have remained fallow and stabilized with vegetation for a minimum of five years, they shall be considered as having pre-development conditions of 20% impervious surface for purposes of calculating peak discharge rate reduction.
- c. For development permitted post-2004 and served by appropriate stormwater management facilities, subsequent redevelopment of the same area is not required to further reduce the peak discharge rate, provided that the site continues to meet the reduction previously achieved.
- d. For redevelopment that creates, adds, or demolishes and replaces less than 5,000 square feet of impervious surface and meets the stormwater management standards in Section 8-5007, overbank flood protection is not required.

G. **Extreme Flood Protection:** Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated.

H. **Downstream Analysis:** Due to peak flow timing and runoff volume effects, some structural components of the stormwater management system fail to reduce discharge peaks to pre-development levels downstream from the site. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises 10% of the total drainage area in accordance with Section 3.1.9 of the GSMM. This is to help ensure that there are minimal downstream impacts from development on the site. The downstream analysis may result in the need to resize structural components of the stormwater management system.

I. **Stormwater Management System Inspection and Maintenance:** The components of the stormwater management system that will not be dedicated to and accepted by the Spalding County, including all drainage facilities, best management practices, credited conservation spaces, and conveyance systems, shall have an inspection and maintenance agreement to ensure that they continue to function as designed. All new development and redevelopment sites are to prepare a comprehensive inspection and maintenance agreement for the on-site stormwater management system. This plan shall be written in accordance with the requirements in Section 8-5016.

Section 8-5008. Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements.

- A. Before a land disturbance permit application is submitted, the Applicant shall request a pre-submittal meeting with the Spalding County. The pre-submittal meeting should take place based on an early step in the development process such as before site analysis and inventory (GSMM Section 2.4.2.4) or the stormwater concept plan (GSMM Section 2.4.2.5). The purpose of the pre-submittal meeting is to discuss opportunities, constraints, and ideas for the stormwater management system before formal site design engineering. To the extent applicable, local and regional watershed plans, greenspace plans, trails and greenway plans, and other resource protection plans should be consulted in the pre-submittal meeting. If Applicant intends to request a Determination of Infeasibility through the Practicability Policy, it must be submitted to Spalding County in the pre-submittal meeting.
- B. The stormwater concept plan shall be prepared using the minimum following steps:
 - a. Develop the site layout using better site design techniques, as applicable (GSMM Section 2.3).
 - b. Calculate preliminary estimates of the unified stormwater sizing criteria requirements for stormwater runoff quality/reduction, channel protection, overbank flooding protection and extreme flood protection (GSMM Section 2.2).

- c. Perform screening and preliminary selection of appropriate best management practices and identification of potential siting locations (GSMM Section 4.1).
- C. The stormwater concept plan shall contain:
- a. Common address and legal description of the site,
 - b. Vicinity map, and
 - c. Existing conditions and proposed site layout mapping and plans (recommended scale of 1" = 50'), which illustrate at a minimum:
 - a. Existing and proposed topography (minimum of 2-foot contours),
 - b. Perennial and intermittent streams,
 - c. Mapping of predominant soils from USDA soil surveys,
 - d. Boundaries of existing predominant vegetation and proposed limits of clearing and grading,
 - e. Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.),
 - f. Location of existing and proposed roads, buildings, parking areas and other impervious surfaces,
 - g. Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements,
 - h. Preliminary estimates of unified stormwater sizing criteria requirements,
 - i. Preliminary selection and location, size, and limits of disturbance of proposed BMPs,
 - j. Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains,
 - k. Flow paths,
 - l. Location of the boundaries of the base flood floodplain and the floodway (as applicable) and relationship of site to upstream and downstream properties and drainage, and
 - m. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings.
- D. BMPs relying on infiltration practices must be installed correctly to be effective. The stormwater concept plan shall illustrate how these practices will be protected from compaction and sedimentation.
- E. The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (3), (4), (5), and (6) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM Section 2.4.2.7)

1. Natural Resources Inventory
 2. Stormwater Concept Plan
 3. Existing Conditions Hydrologic Analysis
 4. Post-Development Hydrologic Analysis
 5. Stormwater Management System
 6. Downstream Analysis
 7. Erosion and Sedimentation Control Plan
 8. BMP Landscaping Plan
 9. Inspection and Maintenance Agreement
 10. Evidence of Acquisition of Applicable Local and Non-Local Permits
 11. Determination of Infeasibility (if applicable)
- F. For redevelopment, and to the extent existing stormwater management structures are being used to meet stormwater management standards, the following must also be included in the stormwater management plan for existing stormwater management structures
1. As-built Drawings;
 2. Hydrology Reports;
 3. Current inspection of existing stormwater management structures with deficiencies noted;
 4. BMP Landscaping Plans.

Section 8-5009. Application Fee. The fee for review of any land disturbance application shall be based on the fee structure established by Spalding County, and payment shall be made before the issuance of any land disturbance permit for the development.

Section 8-5010. Application Procedures. Land disturbance applications are handled as part of the process to obtain the land disturbance permit pursuant to the Spalding County Soil Erosion, Sedimentation and Pollution Control Ordinance (Section 8-3001, et. seq.) or building permit pursuant to the Spalding County Unified Development Ordinance, as applicable. Before any person begins development on a site, the owner of the site shall first obtain approval in accordance with the following procedure:

- A. File a land disturbance application with Spalding County with the following supporting materials:
 - a. the stormwater management plan prepared in accordance with Section 8-5008,
 - b. a certification that the development will be performed in accordance with the stormwater management plan once approved,
 - c. Preliminary Determination of Infeasibility, as applicable, prepared in accordance with the Practicability Policy, and
 - d. an acknowledgement that Applicant has reviewed Spalding County's form of inspection and maintenance agreement and that applicant agrees to sign and record such inspection and maintenance agreement before the final inspection.
- B. The Administrator shall inform the Applicant whether the application and supporting materials are approved or disapproved.

- C. If the application or supporting materials are disapproved, the Administrator shall notify the Applicant of such fact in writing. The Applicant may then revise any item not meeting the requirements hereof and resubmit the same for the Administrator to again consider and either approve or disapprove.
- D. If the application and supporting materials are approved, Spalding County may issue the associated land disturbance permit or building permit, provided all other legal requirements for the issuance of such permits have been met. The stormwater management plan included in such applications becomes the approved stormwater management plan.

Section 8-5011. Compliance with the Approved Stormwater Management Plan. All development shall be:

- A. consistent with the approved stormwater management plan and all applicable land disturbance and building permits, and
- B. conducted only within the area specified in the approved stormwater management plan.
- C. No changes may be made to an approved stormwater management plan without review and advanced written approval by the Administrator.

Section 8-5012. Inspections to Ensure Plan Compliance During Construction. Periodic inspections of the stormwater management system during construction shall be conducted by the staff of Spalding County or conducted and certified by a professional engineer who has been approved by Spalding County. Inspections shall use the approved stormwater management plan for establishing compliance. All inspections shall be documented with written reports that contain the following information:

- A. The date and location of the inspection;
- B. Whether the stormwater management system is in compliance with the approved stormwater management plan;
- C. Variations from the approved stormwater management plan; and
- D. Any other variations or violations of the conditions of the approved stormwater management plan.

Section 8-5013. Final Inspection; As-Built Drawings; Delivery of Inspection and Maintenance Agreement. Upon completion of the development, the Applicant is responsible for:

- A. Certifying that the stormwater management system is functioning properly and was constructed in conformance with the approved stormwater management plan and associated hydrologic analysis,
- G. Submitting as-built drawings showing the final design specifications for all components of the stormwater management system as certified by a professional engineer,
- H. Certifying that the landscaping is established and installed in conformance with the BMP landscaping plan, and
- I. Delivering to Spalding County a signed inspection and maintenance agreement that has been recorded by the owner in the property record for all parcel(s) that make up the site.

The required certification under part (A) shall include a certification of volume, or other performance test applicable to the type of stormwater management system component, to ensure each component is functioning as designed and built according to the design specifications in the approved stormwater management plan. This certification and the required performance tests shall be performed by a qualified person and submitted to Spalding

County with the request for a final inspection. Spalding County shall perform a final inspection with applicant to confirm applicant has fulfilled these responsibilities.

Section 8-5014. Violations and Enforcement. Any violation of the approved stormwater management plan during construction, failure to submit as-built drawings, failure to submit a final BMP landscaping plan, or failure of the final inspection shall constitute and be addressed as violations of, or failures to comply with, the underlying land disturbance permit pursuant to the Spalding County Soil Erosion, Sedimentation and Pollution Control Ordinance or the underlying building permit pursuant to the Spalding County Zoning Ordinance. To address a violation of this Chapter, Spalding County shall have all the powers and remedies that are available to it for other violations of building and land disturbance permits, including without limitation the right to issue notices and orders to ensure compliance, stop work orders, and penalties as set forth in the applicable ordinances for such permits.

Section 8-5015. Maintenance by Owner of Stormwater Management Systems Predating Current GSMM. For any stormwater management systems approved and built based on requirements predating the current GSMM and that is not otherwise subject to an inspection and maintenance agreement in compliance with this Chapter, such stormwater management systems shall be maintained by the owner so that the stormwater management systems perform as they were originally designed.

Section 8-5016. Inspection and Maintenance Agreements.

- A. The owner shall execute an inspection and maintenance agreement with Spalding County obligating the owner to inspect, clean, maintain, and repair the stormwater management system; including vegetation in the final BMP landscaping plan. The form of the inspection and maintenance agreement shall be the form provided by Spalding County. After the inspection and maintenance agreement has been signed by the owner and Spalding County, the owner shall promptly record such agreement at the owner's cost in the property record for all parcel(s) that make up the site.
- B. The inspection and maintenance agreement shall identify by name or official title the person(s) serving as the point of contact for carrying out the owner's obligations under the inspection and maintenance agreement. The owner shall update the point of contact from time to time as needed and upon request by Spalding County. Upon any sale or transfer of the site, the new owner shall notify Spalding County in writing within 30 days of the name or official title of new person(s) serving as the point of contact for the new owner. Any failure of an owner to keep the point of contact up to date shall, following 30 days' notice, constitute a failure to maintain the stormwater management system.
- C. The inspection and maintenance agreement shall run with the land and bind all future successors-in-title of the site. If there is a future sale or transfer of only a portion of the site, then:
 1. The parties to such sale or transfer may enter into and record an assignment agreement designating the owner responsible for each portion of the site and associated obligations under the inspection and maintenance agreement. The parties shall record and provide written notice and a copy of such assignment agreement to Spalding County.
 2. In the absence of a recorded assignment agreement, all owners of the site shall be jointly and severally liable for all obligations under the inspection and maintenance agreement regardless of what portion of the site they own.

Section 8-5017. Right of Entry for Maintenance Inspections. The terms of the inspection and maintenance agreement shall provide for Spalding County's right of entry for maintenance inspections and other specified purposes. If a site was developed before the requirement to have an inspection and maintenance agreement, or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then Spalding County shall have the right to enter and make inspections pursuant to the general provisions for property maintenance inspections pursuant to Sections 8-1005(2) and 8-3007.

Section 8-5018. Owner's Failure to Maintain the Stormwater Management System. The terms of the inspection and maintenance agreement shall provide for what constitutes a failure to maintain a stormwater management system and the enforcement options available to Spalding County. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

- A. An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations pursuant to Section 8-1005(2); and
- B. To address such a failure to maintain the stormwater management system, Spalding County shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

Section 2: The foregoing amendments to the Code of Spalding County shall become effective immediately upon adoption of this resolution.

Section 3: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.

Motion/Second by Dutton/Johnson to approve on second reading an Ordinance to Amend the General Code of Spalding County to add Part VIII, Chapter 5, Post-Construction Stormwater Management for New Development and Redevelopment. Motion carried by a unanimous vote.

XII. NEW BUSINESS

1. Consider request for a new contract for FY 2024 SCCI Medical Services with Dr. Robert Hall to adjust services to the reduction in inmate population.

Warden Carl Humphrey advised that when we reduced our inmate population, we went back to Dr. Hall and asked for a reduction in the cost of the contract for the inmates. This contract reduces our annual payment by approximately \$75,000 annually.

Motion/Second by Dutton/Flowers-Taylor to approve a new contract for FY 2024 SCCI Medical Services with Dr. Robert Hall to adjust services to the reduction in inmate population. Motion carried by a unanimous vote.

2. Consider request for a Resolution confirming a Declaration of Intent to Reimburse a loan closing project that would include the FY24 Budgeted Vehicles for the following Spalding County Departments: Public Works, Parks, Leisure Services, Senior Nutrition, Code Enforcement, Animal Control, Magistrate Court, Fire Department and Garage.

Dr. Ledbetter stated that we made the transition away from Enterprise to ACCG for budgeting purposes to lease vehicles for our departments. The requirement through ACCG is that we have a Resolution every time we have a purchase of vehicles. They will not allow us to do a Blanket Resolution once a year unless that Blanke Resolution is the purchase of all the vehicles for that entire year. This is a request for the approved budgeted vehicles for FY24 and that is what this Resolution covers.

Commissioner Flowers-Taylor asked if the list included vehicles, we were unable to get in 2023? I know we had vehicles ordered.

Dr. Ledbetter then stated that there were some vehicles in the FY23 budget that Ford and Dodge cancelled the orders just after this fiscal year opened up. This Resolution does account for some of those vehicles. This will satisfy the orders for what was approved in FY23 and the orders for what was approved in FY24.

Motion/Second by Dutton/Flowers-Taylor to approve a Resolution confirming a Declaration of Intent to Reimburse a loan closing project that would include the FY24 Budgeted Vehicles for the following Spalding County Departments: Public Works, Parks, Leisure Services, Senior Nutrition, Code Enforcement, Animal Control, Magistrate Court, Fire Department and Garage. Motion carried by a unanimous vote.

3. Consider a request from the City of Griffin to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 6th Street and ending at the current Haskell Ward Drive.

Motion/Second by Flowers-Taylor/Dutton to inform the City of Griffin that Spalding County has no objection to their request to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 6th Street and ending at the current Haskell Ward Drive. Motion carried by a unanimous vote.

4. Consider approval a quote for services from Heath & Lineback to complete the SR155 relocation project.

Dr. Ledbetter advised that Heath & Lineback have requested an additional \$76,495.08 for an all-inclusive direct cost contract to complete Phase I of the SR155 Redesignation Program. The County has requested that the City participate in this purchase. We have not heard back from the City on this, he then stated that the project will not proceed until we finalize Phase I. Once Phase I is complete, GDOT will pick up and move us forward with the SR155 redesignation.

Commissioner Flowers-Taylor asked what the actual pay out the County has had so far on this project as the county has absorbed the burden of the cost for this project to date. She would like to know what the total invested by the County into this project today before the City responds to our request.

Dr. Ledbetter stated to date the County has expended \$312,000.00 for the outlay of the project. The additional \$74,495.08 will take us to \$388,495.08 and he has shared this with the City of Griffin. City Manager O'Connor has advised that she will take a look at this and let us know.

Motion/Second by Flowers-Taylor/Dutton to table this request until the County gets a response from the City of Griffin on their participation in funding this project. Motion carried by a unanimous vote.

5. Approve an updated Indirect Cost Allocation Study prepared by Turnipseed Engineers.

Motion/Second by Flowers-Taylor/Dutton to accept the updated Indirect Cost Allocation Study prepared by Turnipseed Engineers. Motion carried by a unanimous vote.

6. Consider cancellation of the November 20, 2023, Extraordinary Session for the Thanksgiving Holiday and the December 18th, 2023, Extraordinary Session for the Christmas Holiday to allow holiday travel by the Board of Commissioners and Staff.

Motion/Second by Johnson/Dutton to approve cancellation of the November 20, 2023, Extraordinary Session for the Thanksgiving Holiday and the December 18th, 2023, Extraordinary Session for the Christmas Holiday to allow holiday travel by the Board of Commissioners and Staff. Motion carried by a unanimous vote.

XIII. REPORT OF COUNTY MANAGER

- The TSPLOST program for our county is working wonderfully. We have completed the resurfacing for year two of the TSPLOST project with approximately 26 miles of resurfaced roads. The thermoplasty striping will be completed once the asphalt is cured.
- There has been some conversations with regard to asking for a forensic audit. We have had a complete change of guard, a new County Manager and a new Director of Finance is coming. He wants the community to know that his agenda is to be as transparent as possible with everything that we do. He doesn't feel that any criminal activity has occurred. Since he has been here, he has been diligent about bringing every dollar to the Board for consideration, before the money is expended. He would welcome the opportunity to ask the GBI for a forensic audit to make sure that we have no issues.

Commissioner Flowers-Taylor stated that her "gut" tells her that somebody has done something that they weren't supposed to do. She feels like a forensic investigation is in order.

Motion/Second by Flowers-Taylor/Dutton to direct the County Manager to contact the GBI to conduct a forensic audit to look for any potential criminal activity.

Commissioner Dutton stated that he does not expect there to be any kind of criminal issue. That said, with this in hand we will know for sure that the current folks moving forward have everything they need to go forward.

Commissioner Johnson stated that that should be a standard rule when there is a major change in management.

Commissioner Bowlden added that he is 100% in support of this action.

Motion carried by a unanimous vote.

XIV. REPORT OF COMMISSIONERS

Rita Johnson – No Comment.

Ryan Bowlden – Stated that he had received a number of calls last week regarding Hollonville Road saying it was the "worst paving job they had ever seen." Then they did the final paving, and everyone loves it. Now they are asking for speed bumps.

Gwen Flowers-Taylor – No comment.

James Dutton – With regard to the millage rate, the County did everything we were supposed to and unfortunately there was a problem and we had to have another meeting. Where we lowered the millage rate.

We have got to get more industrial and commercial businesses into Spalding County.

There is nothing we can do to affect the Tax Assessors office, if we try, it is criminal activity. We cannot go over there and ask for any changes. We are separate.

We need more volunteers at the Animal Shelter. We have an amazing staff that is really doing their best. The reason the Shelter is so overcrowded right now is because with one court case, we had 50 animals, and we can't do anything with those animals until the court case is done. The animals are evidence in a court case.

We have a very small but important election tomorrow. Everyone please go out and vote. It is a county wide election for the ESPLOST.

We need to go ahead and start talking about the Christmas Parade.

Clay Davis – There will be an Archway Retreat on February 15th and 16th please mark your calendars for those dates.

He would like to change the Monday workshop time to 3:00 p.m. instead of 9:00 a.m. It is too hard on the working folks to attend a morning meeting.

He asked the County Manager to set up a meeting on housing with Bob Dull to talk about work force, what housing looks like and how we are going to do housing. This will be a small meeting. He would like to get Mr. Dull's views on the subject.

He asked the County Manager to set up a meeting with the Board of Assessors to come in and brief the Board of Commissioners. If that requires a workshop beforehand that is fine.

We will be running out of TSPLOST within the next couple of years. We will either have to ask for another TSPLOST or figure out what we need to do.

Everyone please go out and vote tomorrow if you haven't already voted.

He attended the firefighter's graduation ceremony, there were over 100 people in attendance. There had not been a firefighter graduation in three years. It was very nicely done.

XV. EXECUTIVE SESSION

1. Consider request to conduct an Executive Session discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6).

Motion/Second by Johnson/Dutton to enter into an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6) at 9:52 p.m. Motion carried by unanimous vote.

Motion/Second by Flowers-Taylor/Dutton to close the Executive Session at 10:01 p.m. Motion carried by a unanimous vote.

XVI. ADJOURNMENT

Motion/Second by Dutton/Flowers-Taylor to adjourn the meeting at 10:02 p.m. Motion carried by a unanimous vote.

/s/ _____ /s/ _____
Clay W. Davis, Chairman Kathy Gibson, County Clerk



Consider approval nunc pro tunc of a Joint Proclamation with the City of Griffin recognizing the Kiwanis Club of Spalding County.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

This Joint Proclamation was requested for an event held on November 30th, 2023.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of Proclamation

ATTACHMENTS:

[Joint Kiwanis Proc.pdf](#)

Joint Proclamation

By the City of Griffin and Spalding County Honoring The Spalding County Kiwanis Club

- WHEREAS,** Kiwanis International is an international service club founded in 1915 in Detroit, Michigan. The original intent was to solicit business and professional men, then women, for a fraternal organization with benefits and to serve the poor, later adopting a service-focused mission. There are several ideations of the name's origin, but it generally translates to "We Build" or "We Serve." In 2005, KI chose a new motto, "Serving the Children of the World." Our defining statement is "Kiwanis is a global organization of volunteers dedicated to improving the world, one child and one community at a time." KI has coordinated in world-wide efforts with partners such as UNICEF, to eliminate global iodine deficiency disorders, and a global initiative to eradicate maternal and neonatal tetanus which kills more than 100,000 babies around the world each year; and
- WHEREAS,** Our local Kiwanis Club of Griffin was chartered in May 1940 with 29 members. Membership has fluctuated over subsequent years, peaking at a high of 297 in 1984. The Kiwanis Club of Griffin meets weekly in the Kiwanis of Griffin Center, on fairgrounds that were purchased from our local governments in recent years; and
- WHEREAS,** Clubs decide what community projects to do, based on the area's needs and their members' interests. Service may be provided directly or through the provision of funds in areas of service that may include assistance for those living in poverty, projects that benefit children and youth, which are our focus, or for services that aid the sick or elderly. There must be a fundraising mechanism for these services.; and
- WHEREAS,** In 1947, leaders implemented the very first Kiwanis County Fair as that fundraising mechanism. Since then, the Spalding County Kiwanis Fair has featured celebrations for those near and far, old and young, adventurous and tame, that showcase all a county agricultural fair has to offer. There are plenty of things to see and do whether you are young or young at heart. For nine days each year, there are rides, entertainment, livestock and agricultural displays and competition, canning and needlework displays, children's activities, great food and merchandise vendors, and the best memories; and
- WHEREAS,** This annual fair funds all service projects for the Kiwanis Club of Griffin, much of it community driven, with the exception of scholarships, which are funded with proceeds from Pancake Day.; and
- WHEREAS,** Some of our earlier programs included a bowling league for the blind, Thanksgiving promotions, get-out-the-vote projects, a Big Brother Committee, Pancake Day (started in 1957), clothes bank drives, 4-H food booth (first erected in 1950), 4-H horse events, automobile raffle, soap box derby, recreation programs, Christmas provisions for local children, Boys and Girls Clubs, athletic and academic programs for the developmentally challenged, and scholarships. The Kiwanis Club developed projects for underprivileged children, Scout troops and Eagle Scout award ceremonies, Special Olympics, the Kiwanis House, Farm Day, the Kiwanis Kids League, holiday food provision, hearing and vision screening for children, drug-use prevention support, JROTC programs in both high schools, Teacher of the Year, and the Star Student-Star Teacher program. We developed sponsored youth projects, i.e., Key Clubs, Builders Clubs and K-Kids. Kiwanis One Day was established in 2008, and we entered and won the KI One Day video contest. We helped sponsor other Kiwanis Clubs (over 12 along the way), but in reality, it was "The Fair" that was, and remains, the jewel in our crown; and
- WHEREAS,** By 2003, the Fair had over 50,000 attendees with several thousand service hours by its members. With ticket sales approaching \$225,000 in sales annually, recent Fairs netted well over \$75,000 for service projects with 94 members and other volunteers donating about 3500 hours, including partnering clubs such as Lions Club, Exchange Club, Civitan Club and the Kiwanianne Club, founded in 1949 and provider of the delicious and famous "Korn Dawgs" at the Fair every year. They utilize their proceeds to award scholarships, as well; and
- WHEREAS,** Service Leadership Projects provide leadership and service opportunities for youth through programs such as Aktion Clubs (for those with disabilities or are developmentally challenged), Key Clubs (for high school students), Circle K Clubs (the collegiate version of Kiwanis), Builders Clubs (for middle schoolers), and K-Kids (for grades 4-5). Key Clubs started in California in 1925 and is the oldest and largest service program for high school students in the world with over 5000 clubs in 30 nations and over 250,000 members; and
- WHEREAS,** Service hours by local Kiwanians do everything from providing a wheelchair-bound youngster's first opportunity to "run" the bases, to welcoming members at our weekly meetings, to changing lives through scholarships. Kiwanians build relationships with leadership programs for high schoolers, stuff stockings at holiday time, ring the kettle bell of Salvation Army, and participate in Special Friends Day at the Fair, a real treat where we provide food and rides to over 700 special needs children. In North America, for every 1000 people there are 19 children under the age of six living in poverty. Also, for every 1000 North

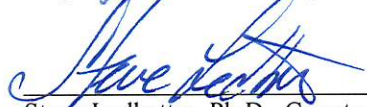
Americans, there is one Kiwanian striving to make a difference. With more than 600,000 members in 80 countries who raise more than \$100 million and dedicate more than 18.5 million volunteer hours yearly to strengthen communities and children, our 94 local Kiwanians could surely use some help. Collectively, Kiwanians accomplish what we cannot do alone.

Whereas Every bit of the community service provided as described would not be possible without the Spalding County Kiwanis Fair and its proceeds over a magical nine days every fall, and we join with Kiwanis to celebrate and provide appreciation to all those who make this community effort a thriving success

NOW
THEREFORE, be it proclaimed that we, the Boards of Commissioners of the City of Griffin and Spalding County, do hereby jointly and proudly recognize and pay tribute the Kiwanis Club of Spalding County. We, the Boards of Commissioners for the City of Griffin and Spalding County, have hereunto set our hands on this fourteenth day of November, in the year of our Lord two thousand and twenty-three, for




Clay W. Davis, III, Chairperson


Steve Ledbetter, Ph.D., County Manager


Douglas S. Hollberg, Mayor


Jessica W. O'Connor, City Manager



Consider approval nunc pro tunc of a Proclamation recognizing Small Business Saturday in Spalding County, Georgia.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

This request was received after the BOC Meeting in November. Small Business Saturday was Saturday, November 25th and a majority of the Board approved the proclamation via email.

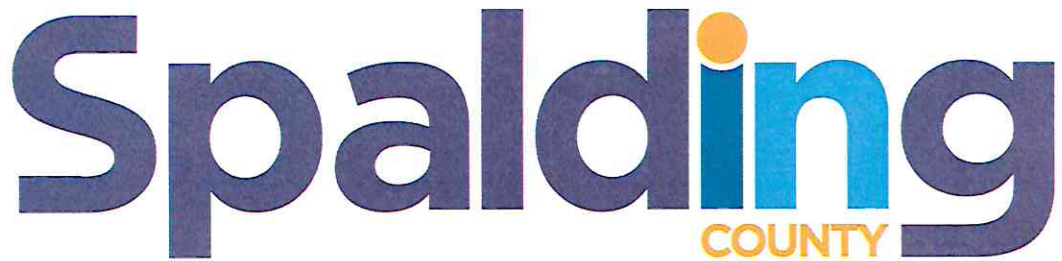
Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of Proclamation

ATTACHMENTS:

[2023SmallBusinessSaturday.pdf](#)



Proclamation

2023 SMALL BUSINESS SATURDAY

WHEREAS: the government of Spalding County, Georgia, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS: according to the U.S. Small Business Administration, there are 33.2 million small businesses in the United States: small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62.7% of net new jobs created since 1995, and small businesses employ 46.4% of the employees in the private sector in the United States; and

WHEREAS: 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

WHEREAS: 72% of consumers reported that Small Business Saturday 2022 made them want to shop and dine at small, independently-owned retailers and restaurants all year long; and

WHEREAS: Spalding County, Georgia, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS: advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE

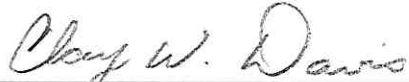
BE IT RESOLVED We, the Spalding County Board of Commissioners, do hereby proclaim Saturday, November 25, 2023, as

“SMALL BUSINESS SATURDAY”

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and to Shop Small throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the County to be affixed this, the 20th of November, in the year of our Lord, two thousand twenty-three.




Clay W. Davis, Chairperson


Kathy Gibson, County Clerk

Consider approval of the New 2024 Alcohol License for Retail Sale of Liquor for the below: A1 Liquor, 1650B N Hill Street, Griffin, GA 30223. No Violations.

Requesting Agency

Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

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

Is this Item Goal Related?

No

Summary and Background

Applications for 2024 Alcohol Licenses have been received in the Community Development Office. All criteria has been met for the issuance of the 2024 Alcohol License.

Fiscal Impact / Funding Source

- A1 Liquor -\$2600.00
-

STAFF RECOMMENDATION

Approval.

ATTACHMENTS:

[20231129121053scan.pdf](#)

COUNTY MANAGER
STEVE LEDBETTER

COUNTY ATTORNEY
Stephanie Windham

MEMORANDUM

TO: Spalding County Board of Commissioners
FROM: Dr. Steve Ledbetter, County Manager
DATE: December 4, 2023
RE: 2024 New Alcohol License for Sale of Liquor.

I am requesting your consideration for approval of the New application for 2024 Alcohol Business License for Retail Sale of Liquor for the following (all criteria has been met for license):

- A1 Liquor, 1650B N Hill Street, Griffin, GA 30223. No violations

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

tas

Consider approval of the 2023 New Alcohol License for Sale of Beer & Wine for the following: Family Dollar #32213, 1642 N Hill Street, Griffin, GA 30223. No Violations. (Applicant wanted to process this year)

Requesting Agency

Spalding County Community Development

In Compliance with the following Ordinance

Requirement for Board Action

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

Is this Item Goal Related?

No

Summary and Background

Applications for 2023 Alcohol Licenses have been received in the Office of Community Development. All criteria has been met.

Fiscal Impact / Funding Source

Fees Collected:

- Family Dollar - \$1100.00
-

STAFF RECOMMENDATION

Approval

ATTACHMENTS:

[20231114104405scan.pdf](#)

COUNTY MANAGER
STEVE LEDBETTER

COUNTY ATTORNEY
Stephanie Windham

MEMORANDUM

TO: **Spalding County Board of Commissioners**

FROM: **Dr. Steve Ledbetter, County Manager**

DATE: **December 4, 2023**

RE: **2023 New Alcohol License for Retail Sale of Beer & Wine**

I am requesting your consideration for approval of the New application for 2023 Alcohol Sales of Beer & Wine for the following (all criteria has been met for license):

- Family Dollar Store # 32213, 1642 N Hill Street, Griffin, GA 30223. No violations.

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

tas



Consider request from Judge Josh Tacker, Judge Rita Cavanaugh and Director Marty Matthews for the Board of Commissioners to approve a service agreement for Spalding County Sentence Enforcement to provide defendant supervision services to the Spalding County Magistrate Court.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The contracts for Superior Court and State Court have already been approved and signed by the Board of Commissioners in June 2023, but the Magistrate Court Contract was not finalized at that time.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of contract.

ATTACHMENTS:



Consider approval of the 2024 Meeting Schedules for the Spalding County Board of Commissioners.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of Meeting Schedules for 2024.

ATTACHMENTS:

[2024 BOC MEETING SCHEDULE.pdf](#)

[2024 BOC WORKSESSION SCHEDULE - Copy.pdf](#)

[2024-ZONINGPUBLICHEARINGSCHEDULE.pdf](#)



NOTICE OF MEETING SCHEDULE
SPALDING COUNTY BOARD OF COMMISSIONERS
2024

The Spalding County Board of Commissioners shall meet on the 1st and 3rd Monday of each month. Proper notice will be given if scheduled meeting is cancelled.

January 8, 2024

July 1, 2024

January 22, 2024

July 15, 2024

February 5, 2024

August 5, 2024

February 19, 2024

August 19, 2024

March 4, 2024

September 2, 2024 (Labor Day)

March 18, 2024

September 16, 2024

April 1, 2024

October 7, 2024

April 15, 2024

October 21, 2024

May 6, 2024

November 4, 2024

May 20, 2024

November 18, 2024

June 3, 2024

December 2, 2024

June 17, 2024

December 16, 2024

All meetings will be held in the Courthouse Annex, Room 108, 119 East Solomon Street, Griffin, Georgia and will begin at 6:00 p.m.



**NOTICE OF WORK SESSION SCHEDULE
SPALDING COUNTY BOARD OF COMMISSIONERS
2024**

The Spalding County Board of Commissioners shall meet on the 1st and 3rd Monday of each month. Proper notice will be given if scheduled meeting is cancelled.

January 8, 2024

July 1, 2024

February 5, 2024

August 5, 2024

March 4, 2024

September 2, 2024 (Labor Day)

April 1, 2024

October 7, 2024

May 6, 2024

November 4, 2024

June 3, 2024

December 2, 2024

All meetings will be held in the Courthouse Annex, Room 108, 119 East Solomon Street, Griffin, Georgia and will begin at 3:00 p.m.



**NOTICE OF ZONING PUBLIC HEARING DATES
SPALDING COUNTY BOARD OF COMMISSIONERS
2024**

The Spalding County Board of Commissioners will hold public hearings in 2024 on the 4th Thursday of each month on the following (tentative dates). Proper notice will be given if scheduled meeting is cancelled.

January 25, 2024

August 22, 2024

February 22, 2024

September 26, 2024

March 28, 2024

October 24, 2024

April 25, 2024

November 28, 2024 moved to

May 23, 2024

November 18, 2024

June 27, 2024

December 26, 2024 moved to

July 25, 2024

December 16, 2024

All meetings will be held in the Courthouse Annex, Room 108, 119 East Solomon Street, Griffin, Georgia and will begin at 6:00 p.m.



Consider appointment to the Spalding County Board of Tax Assessors for the expiring terms of Dick Morrow and Thomas Brad Wideman. The new appointments are for a six-year term ending December 31, 2029.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Both Mr. Morrow has served on this Board since January of 2018 and Mr. Wideman has served on this Board since 2012. Mr. Morrow has indicated that he would like to continue on this Board.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Appointments to the Spalding County Board of Tax Assessors.

ATTACHMENTS:

[ASSESSORS OCGA 48-5-292.pdf](#)

§ 48-5-275. Applicability of part

This part shall apply in both the incorporated and unincorporated areas in each county of this state. The intent of this Code section is to recognize each county as a unit in applying this part without regard to other distinctions existing between incorporated and unincorporated areas within each county.

County Boards of Tax Assessors

§ 48-5-290. Creation of county board of tax assessors; appointment and number of members; commission; noneligibility of certain individuals

- (a) There is established a county board of tax assessors in each of the several counties of this state.
- (b) Except as provided in Code Section 48-5-309 with respect to the election of board members, each county board of tax assessors shall consist of not less than three nor more than five members to be appointed by the county governing authority.
- (c) The order making an appointment to the county board of tax assessors shall be regularly entered upon the record of the superior court of the county. A certificate from the clerk of the superior court reciting the order and stating that the person appointed has taken the oath required by law shall constitute the commission of a member. No other commission shall be required. The clerk of the superior court shall transmit a copy of the certificate to the commissioner within five days of the date the oath is administered.
- (d) No individual may be appointed or reappointed to a county board of tax assessors when the individual is related to a member of the county governing authority in one or more of the following degrees:
 - (1) Mother or mother-in-law;
 - (2) Father or father-in-law;
 - (3) Sister or sister-in-law;
 - (4) Brother or brother-in-law;
 - (5) Grandmother or grandmother by marriage;
 - (6) Grandfather or grandfather by marriage;
 - (7) Son or son-in-law; or
 - (8) Daughter or daughter-in-law.

§ 48-5-291. Qualifications for members; approved appraisal courses; rules and regulations

(a) No individual shall serve as a member of the county board of tax assessors who:

- (1)** Is less than 21 years of age;
- (2)** Fails to make his or her residence within the county within six months after taking the oath of office as a member of the board;
- (3)** Does not hold a high school diploma or its equivalent;
- (4)** Has not successfully completed 40 hours of training either prior to or within 180 days of appointment as provided in subsection (b) of this Code section;
- (5)** Has not obtained and maintained a certificate issued by the commissioner; and
- (6)** In addition to the training required in paragraph (4) of this Code section, does not successfully complete an additional 40 hours of approved appraisal courses as provided in subsection (b) of this Code section during each two calendar years of tenure as a member of the county board of tax assessors.

(b) Approved appraisal courses shall be courses of instruction covering the basic principles of appraisal and assessing of all classes and types of property including instruction in the fundamentals of Georgia law covering the appraisal and assessing of property for ad valorem tax purposes as prescribed and designated by the commissioner pursuant to Code Section 48-5-13. To ensure that the assessment functions are performed in a professional manner by competent assessors, meeting clearly specified professional qualifications, the commissioner shall develop, approve, and administer courses of instruction designed to qualify applicants or tax assessors under this Code section and to specify qualification requirements for certification. The commissioner may contract with any professional appraisal organization or firm or institution of higher education in this state to provide the necessary courses of instruction or any part of any such course pursuant to Code Section 48-5-13.

(c) The commissioner shall promulgate such rules and regulations as may be necessary for the administration of this Code section.

§ 48-5-292. Ineligibility of county tax assessors to hold other offices; applicability in certain counties

(a) No member of a county board of tax assessors shall be eligible to hold any state, county, or municipal office during the time he holds such office. A member of the board may be reappointed to succeed himself as a member of the board.

(b) Reserved.

(c) In any county in this state with a population of 100,000 or more according to the United States decennial census of 1990 or any future such census, no member of a county board of tax assessors shall be eligible to hold any county property appraisal staff position during the time such person holds office as a member of a county board of tax assessors, except as otherwise provided by law.

(d) In any county in this state in which a chief appraiser or a member of the county property appraisal staff is not otherwise prohibited under this Code section from serving simultaneously as a member of the county board of tax assessors and is serving simultaneously in such capacity, such chief appraiser or member of the county property appraisal staff shall upon ceasing to serve as chief appraiser or member of the county property appraisal staff automatically cease to serve as a member of the county board of tax assessors. Any vacancy created on the county board of tax assessors under this subsection shall be filled in the manner provided under subsection (a) of Code Section 48-5-295.

§ 48-5-293. Oaths of office

Each member of the county board of tax assessors shall take an oath before the judge or the clerk of the superior court of the county to perform faithfully and impartially the duties imposed upon him by law. In addition, he shall also take the oath required of all public officers as provided in Code Section 45-3-1.

§ 48-5-294. Compensation

Each member of the county board of tax assessors shall be paid as compensation for his services an amount to be determined from time to time by the county governing authority. The compensation to be paid to a member of the board shall not be less than \$20.00 per day for the time he is actually discharging the duties required of him. Attendance at required approved appraisal courses shall be part of the official duties of a member of the board and he shall be paid for each day in attendance at such courses and shall be allowed reasonable expenses necessarily incurred in connection with the courses. The compensation of the members of the board and other expenses as may necessarily be incurred in the performance of the duties of the board shall be paid from the county treasury in the same manner as other payments by the county are made.

§ 48-5-295. Terms of office; vacancies; removal by county governing authority

(a) Each member of the county board of tax assessors appointed to such office on and after July 1, 1996, shall be appointed by the county governing authority for a term of not less than three nor more than six years. A county governing authority shall, by resolution, within the range provided by this subsection, select the length of terms of office for members of its county board of tax assessors. Following the adoption of such resolution, all new appointments and reappointments to the county board of tax assessors shall be for the term lengths specified in the resolution; however, such resolution shall not have the effect of shortening or extending the terms of office of current members of the board of assessors whose terms have not yet expired. The county governing authority shall not be authorized to again change the term length until the expiration of the term of office of the first appointment or reappointment following the resolution that last changed such terms of office. If the resolution changing the terms of office of members of the board of tax assessors would result in a voting majority of the board of tax assessors having their terms expire in the same calendar year, the county governing authority shall provide in the resolution for staggered initial appointments or reappointments of a duration of not less than three nor more than six years that will prevent such an occurrence. The county governing authority shall transmit to the board of assessors a copy of the resolution setting the length of terms of members of the county board of tax assessors within ten days of the date the resolution is adopted. Any member of the county board of tax assessors shall be eligible for reappointment after review of his or her service on the board by the appointing authority. Such review shall include education and certification information furnished by the commissioner. Any member of the county board of tax assessors who fails to maintain the certification and qualifications specified pursuant to Code Section 48-5-291 shall not be eligible for reappointment until all requirements have been met. In case of a vacancy on the board at any time, whether caused by death, resignation, removal, or otherwise, the vacancy shall be immediately filled by appointment of the county governing authority. Any person appointed to fill a vacancy shall be appointed only to serve for the remainder of the unexpired term of office and shall possess the same qualifications required under this part for regular appointment to a full term of office.

(b) A member of the county board of tax assessors may be removed by the county governing authority only for cause shown for the failure to perform the duties or requirements or meet the qualifications imposed upon such member by law including, but not limited to, the duties, requirements, and qualifications specified pursuant to Code Section 48-5-295.1 and subsection (e) of Code Section 48-5-262. No member of the board who is also employed by the county as a staff appraiser under Code Section 48-5-262 and no member whose removal is attempted based on this subsection may be removed by the county governing authority during such member's term of appointment until the member has been afforded an opportunity for a hearing before the judge of the superior court of the county for recommendations by the judge of the superior court to the county governing authority regarding such removal.

(c) As used in subsection (b) of this Code section, the term "failure to perform the duties" shall include a finding by the county governing authority that the member of the county board of tax assessors has shown a pattern of decisions in his or her capacity as such member that has provided substantially incorrect assessments or substantially inconsistent tax assessments between similar properties.

(d) The provisions of subsection (b) of this Code section shall be a supplemental alternative to proceedings for removal under Code Section 48-5-296; and the existence of one remedy shall not bar the other.



Consider acceptance of a Minor Plat on Teamon Road for a Fire Station.

Requesting Agency
Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

We have been notified by Minerva USA that they have recorded the minor subdivision plat which has created a fire station parcel as agreed. The Board now needs to accept the plat for a location of a future Fire Station.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

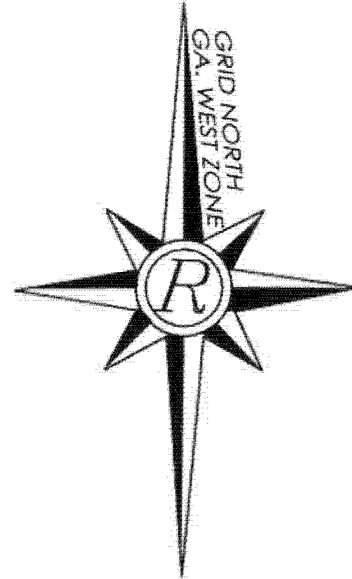
Acceptance of Minor Plat at Teamon Pointe

ATTACHMENTS:

[Teamon Pointe_Minor Plat for Fire Station Tract_PB 27 PG 787.pdf](#)

eFiled & eRecorded
DATE: 11/8/2023
TIME: 5:23 PM
PLAT BOOK: 00027
PAGE: 00787
RECORDING FEES: \$10.00
PARTICIPANT ID: 3633477020
CLERK: Debbie L. Brooks
Spalding County, GA

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



VICINITY MAP
SCALE: NTS

SURVEY REFERENCE

- ALVACEM LAND TITLE SURVEY FOR COUNCIL BLUFF COURT, LLP & FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, PREPARED BY ROCHESTER AND ASSOCIATES, INC. DATED 3/15/2006, PROJECT F19874SRW00
- ARCHEOLOGIST REPORT PREPARED BY R.S. WEBB & ASSOCIATES, DATED APRIL 15, 2003, PROJECT NUMBER 03-247-006
- ALVACEM LAND TITLE SURVEY FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY & MINERVA SPRING LAKE, L.P., PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 3/13/23, PROJECT F199174ALD01

AREA CHART

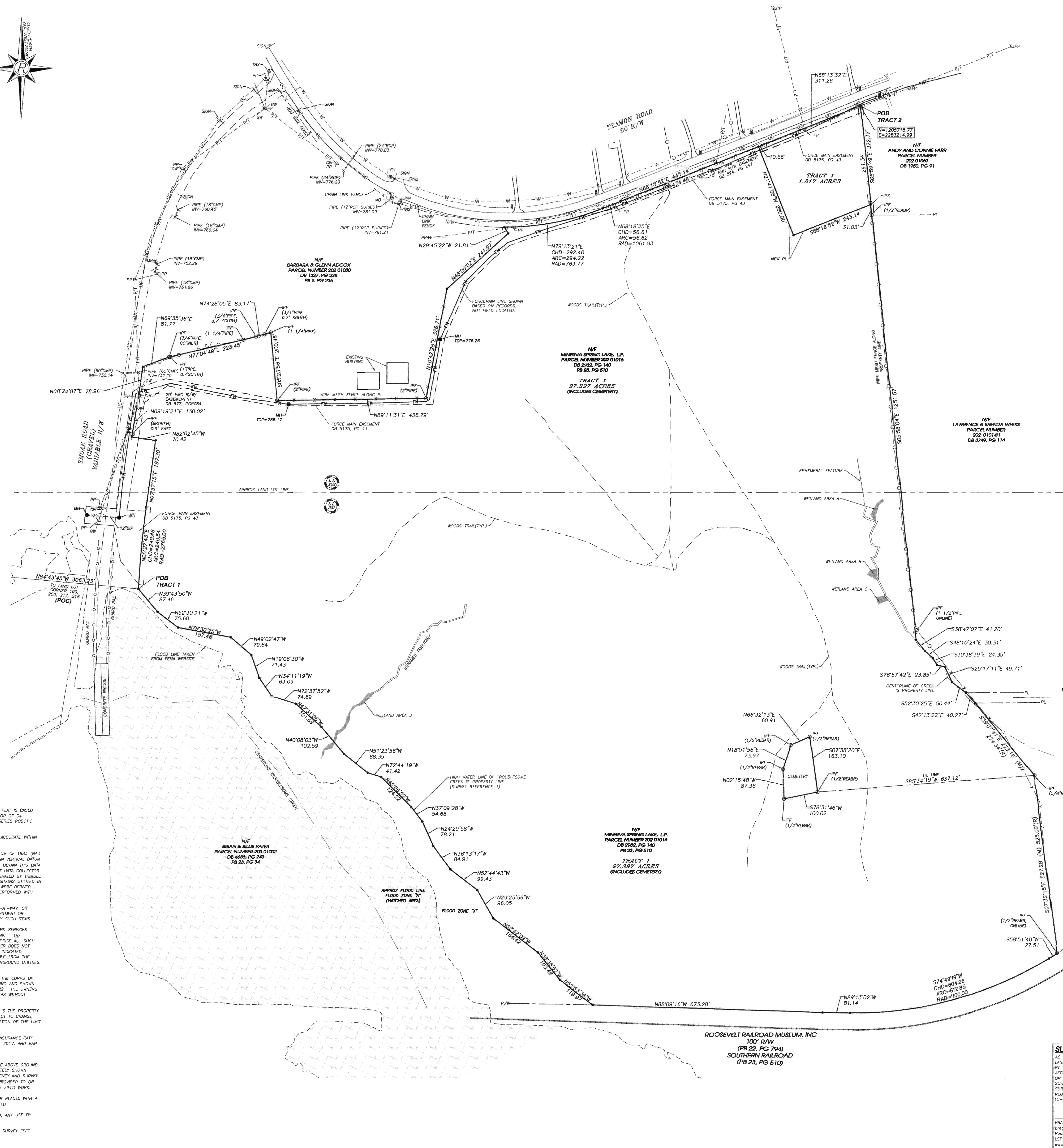
TRACT 1 = 97.997 ACRES
TRACT 2 = 1.817 ACRES
TOTAL AREA = 99.214 ACRES

LEGEND

- AI - ANGLE IRON FOUND
- AK - ALSO KNOWN AS
- APPROX - APPROXIMATE
- BWF - BARBED WIRE FENCE
- CB - CURB & GUTTER
- CD - CURB DITCH
- CCN - CONCRETE CURB
- CP - CHAIN LINK FENCE
- CL - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMF - CORRUGATED METAL PIPE
- CMC - CONCRETE
- DE - DRAINAGE EASEMENT
- DE.PG - DEED BOOK PAGE
- DI - DRAINAGE INLET
- DI - DUCTILE IRON PIPE
- EP - EDGE OF PAVEMENT
- FES - FINISHED END SECTION
- FE - FINISHED FLOOR ELEVATION
- FT - FORCE MAIN
- FM - FORCE MAIN
- FM - GAS LINE
- GM - GAS METER
- GP - GAS PIPE
- GV - GAS VALVE
- GW - GUTTER
- HW - HEADWALL
- IP - IRON PIPE SET (1/2" REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT LINE
- LL - LAND LOT LINE
- LL - LIGHT POLE
- MCN - MANHOLE
- MCN - MANHOLE
- NAT - NOW OR FORMERLY
- NTL - POWER & TELEPHONE LINE
- PELPG - PLAT BOOK PAGE
- POB - POWER BOX
- PL - PROPERTY LINE
- PM - POWER METER
- PP - POINT OF BEGINNING
- PP - POWER POLE
- PS - PARKING SPACES
- PTLP - POWER & TELEPHONE POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- SS - SANITARY SEWER
- SS - SANITARY SEWER EASEMENT
- SWCB - SINGLE-WALL CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TEB - TELEPHONE BOX
- TMH - TELEPHONE MANHOLE
- TP - TRUE POINT OF BEGINNING
- TR - TRAIL
- UC - UNDERGROUND UTILITY
- WI - WATER INLET
- W - WATER LINE
- WM - WATER MANHOLE
- WV - WATER VALVE

SURVEY NOTES

- THE FIELD DATA DATED 09/23/2022 - 09/29/2022 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,079 FEET AND AN ANGULAR ERROR OF 0.04 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 311.7 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A REAL TIME KINEMATIC (RTK) GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEYING EQUIPMENT AS DESCRIBED ABOVE.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY RHD SERVICES (404.874.8888) AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, LLC, PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. SAID WETLANDS WERE Delineated BY GMA ENVIRONMENTAL CONSULTING AND SHOWN BASED ON AN ELECTRONIC REPORT SUBMITTED BY GMA DATED SEPTEMBER 21, 2022. THE OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- CENTERLINE OF CREEK AS FIELD LOCATED 09/23/2022 - 09/29/2022 IS THE PROPERTY LINE IN AREAS NOTED ON THE SURVEY. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" PER F.E.M.A. INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA, MAP NO. 13255C0096, REVISED JUNE 7, 2017.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED AND IS APPROXIMATELY SHOWN HEREON. THE CEMETERY WAS MARKED WITH 1/2" REBAR AS SHOWN ON THE SURVEY AND SURVEY REFERENCE #1. THERE WERE NO OTHER CEMETERIES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES ARE SHOWN AS HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).



POC approval of this plat is required by the Spalding County Board of Commissioners. Date: _____ Community Development Director

SURVEYORS CERTIFICATION
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 FOLLOWS: 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.

BRANDON C. REGISTER, PLS #21135
1919 Main Street, Spalding County, GA 30751
Rochester and Associates, LLC
LSF-000484 EXPIRATION 6/30/2024
www.rochester-associates.com

11/3/2023
DATE

Rochester **ASSOCIATES, LLC**
Rochester and Associates, LLC
285 Highway 314, Suite A, Fayetteville, GA 30214
770.762.8600 | www.rochester-associates.com

MINERVA SPRING LAKE, L.P.
LAND LOTS 231 & 232
SPALDING COUNTY, GEORGIA

MAJOR SUBDIVISION PLAT FOR

NO.	DATE	DESCRIPTION
1	11/07/2023	ADD FORCE MAIN EASEMENT (R/W)

REVISIONS

GRAPHIC SCALE
0' 100' 200' 300'

SHEET 1 OF 1

DATE: 11/3/2023
DRAWN BY: LUCY L. BROWN
DWG. NO.: T-000000



Consider request from the Spalding County Board of Elections & Voter Registration to update the Board on the 2024 Elections and Voter Registration Status and make a request.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Update and response to request.

ATTACHMENTS:



Consider request by the Justice Elected Officials as presented by Judge Josh Thacker and Alexander Hope to approve, fund, and implement emergency plans to remodel the existing Courthouse build to accommodate the judges and staff who work in the location for 3-5 more years.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Consider approval of request.

ATTACHMENTS:



Consider approval of a Resolution reflecting the revisions to the 2023 CIE as suggested by Three Rivers Regional Commission.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

The 2023 CIE/CWP was approved by the Board of Commissioners at their Extraordinary Session on October 16, 2023. The documents were submitted to the Three Rivers Regional Commission for Review and to be forwarded to the State for approval. The Three Rivers Regional Commission requested some minor changes and this document reflects those changes.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of the Resolution to submit the Revised 2023 CIE to Three Rivers Regional Commission.

ATTACHMENTS:

[2023-12-4 Revised TRANSMITTAL RESOLUTION - Spalding.pdf](#)

ADOPTION RESOLUTION

WHEREAS, Spalding County and the City of Orchard Hill has prepared an annual update to Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on October 16, 2023 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, Georgia.

WHEREAS, the update was approved and submitted to the Three Rivers Regional Commission for review on October 16, 2023, and the changes as requested by the Three Rivers Regional Commission have been made;

BE IT THEREFORE RESOLVED, that the Spalding County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period 2024-2028 to the Three Rivers Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 4th day of December 2023.

SPALDING COUNTY BOARD OF COMMISSIONERS

BY: _____
Clay W. Davis, Chairman

ATTEST:

Steve Ledbetter, PhD, County Manager



Consider request from the Spalding County Water and Sewerage Facilities Authority (SCWSFA) to seek ARPA funding that has been earmarked for Water and Wastewater projects.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approval of request.

ATTACHMENTS:

[Letter requesting ARPA funds earmarked for water_wastewater projects_11.27.2023.pdf](#)

Date: 11/16/2023

Dr. Steve Ledbetter, PhD
Spalding County Manager
119 East Solomon Street
Griffin, Georgia 30223

RE: Request for Allocation of ARPA Funds earmarked for Water and Wastewater Projects

Dear Dr. Ledbetter,

I am writing on behalf of the Spalding County Water and Sewerage Facilities Authority (SCWSFA) to formally request the allocation of approximately \$2.9 million in American Rescue Plan Act (ARPA) funds received by Spalding County earmarked for water and wastewater projects.

The SCWSFA has identified a critical need for these funds to initiate Phase 1 of a sewer feasibility study along the AKB corridor. The primary objective of this study is to increase Commercial and Industrial development in the area east of the Lakes at Green Valley and the Spalding County/Butts County line. We believe that the proposed project aligns seamlessly with the broader goals of the ARPA, focusing on community and economic development.

The AKB corridor, east of the Lakes at Green Valley and the Spalding County/Butts County line has been identified as a strategic location for potential growth and economic development in Spalding County. By utilizing the ARPA funds for this purpose, we aim to create a foundation for sustainable commercial and industrial activities that will positively impact the local economy and contribute to the overall prosperity of our community.

We understand the responsibility and diligence required in allocating public funds and assure you that the SCWSFA is committed to the transparent and judicious use of these funds.

This initiative aligns with our shared vision for the continued progress of Spalding County, and we are eager to collaborate closely with the Spalding County Board of Commissioners to ensure the success of this endeavor. Your support in approving the allocation of ARPA funds for the SCWSFA will play a pivotal role in advancing critical wastewater projects and fostering sustainable economic growth in our community.

P.O. Box 1087
Griffin, GA 30224



Clay Davis
Chairman

Joseph Johnson, PE
General Manager

Thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to be "J. Johnson", written over a faint blue circular stamp or watermark.

Joseph Johnson, PE
General Manager

Cc: Clay Davis, SCWSFA Chairman
Stephanie Windham, SCWSFA Attorney
File

Consider on first reading an ordinance prohibiting overnight parking in parks.

Requesting Agency

Spalding County Parks & Leisure Services

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Creation of ordinance approved in June 2023. Need approval on first and second reading to pass the ordinance.

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[No overnight parking in parks - Ordinance DRAFT.docx](#)

Ordinance: Overnight Parking Prohibited

Stephanie Windham comment: "Since we are in the process of updating Municode, I'm not sure what section this will be or how it should be numbered. My thought is that it should be in what is currently Part XI – Offenses, and probably be added as Article D after Article C – Fishing Prohibited at Wyoming Tyus Park."

- (1) Overnight parking is strictly prohibited, and no parking of any motor vehicle or trailer or other vehicle shall be allowed within a county park including on any of the park roads or parking lots while the park is officially closed, except in an emergency, during a county approved special event or with the express written consent of the Parks or Leisure Services Director.
- (2) It shall be unlawful for any person to park, stop, or leave standing any vehicle in any parking area in any park except during the time he/she remains in the park.
- (3) Any vehicle left within the park boundaries after closing hours without proper permission shall be removed at the owner's expense.
- (4) Washing, detailing, repairing, or servicing of any private or commercial vehicles is prohibited within the confines of the park except in emergency situations and upon the immediate notification of the Parks or Leisure Services Director.
- (5) Official county vehicles are permitted to park in county parks after hours for the purpose of engaging in authorized activity or events.



Consider approval of Wright Brothers, Inc. as the vendor for the lowest bid received on the replacement chiller unit for the Spalding County Courthouse. Bids were received from prospective vendors with Wright Brothers, Inc. being recommended by staff.

Requesting Agency

Spalding County Board of Commissioners

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

Approve the recommended vendor.

ATTACHMENTS:

[doc01941720231129125318.pdf](#)

BID CHART

ITEM: COURTHOUSE AIR COOLED CHILLER REPLACEMENT

BID DEADLINE: 11/07/2023 2:00 PM

BIDDERS	Wright Brothers Inc.	Hays Service	Max Air Mechanical	Johnson Controls, Inc.	BKI
Certificate of Insurance	✓ <i>(GL, BDC, Auto)</i>				
Bid & Performance bond	59%				
E-Verify <i>Immigration Form</i>	✓				
Statement of Experience & Qualifications	✓				
TOTAL BID	\$170,294. ⁰⁰	180,711. ⁰⁰	\$193,500. ⁰⁰	\$228,750. ⁰⁰	\$208,942. ⁰⁰

Tom Whitworth

Steve Nixey

Mike Walker

Beth Hoste

Jeff Gortner

- 37 weeks
37 weeks - 2
+ 2 1/2 days
MARCH 2024
earliest
35 weeks