



**Agenda**  
**Board of Commissioners - Zoning Public**  
**Hearings May 28, 2026**  
**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. Commissioner Reginald Watts to deliver the Invocation.

**III. Pledge to Flag**

1. Commissioner Ryan Bowlden to lead the Pledge to the Flag.

**IV. New Business**

1. **PUBLIC HEARING: Application 26-05Z:** Andre Smith, Sr., owner, 1394 Carver Rd, Griffin, Georgia 30224; located in Land Lot 107 of the 2<sup>nd</sup> Land District, Parcel No. 233 01004B, consisting of 4.5 acres. The applicant is requesting to rezone from R-1 (Single-Family Residential) to AR-1 (Agricultural Residential) to be able to use the property for more agricultural purposes.
2. **Application 26-05Z:** Andre Smith, Sr., owner, 1394 Carver Rd, Griffin, Georgia 30224; located in Land Lot 107 of the 2<sup>nd</sup> Land District, Parcel No. 233 01004B, consisting of 4.5 acres. The applicant is requesting to rezone from R-1 (Single-Family Residential) to AR-1 (Agricultural Residential) to be able to use the property for more agricultural purposes.
3. **PUBLIC HEARING: Application 26-04S:** Luis Garcia., owner, 230 Manley Rd, Griffin, Georgia 30223; located in Land Lot 103 of the 3<sup>rd</sup> Land District, Parcel No. 242E02001, consisting of 1.68 acres. The applicant is requesting a special exception for a General Home Occupation for a low-impact, home-based personal training service on the R-1 zoned parcel, per Section 703(D)(1).
4. **Application 26-04S:** Luis Garcia., owner, 230 Manley Rd, Griffin, Georgia 30223; located in Land Lot 103 of the 3<sup>rd</sup> Land District, Parcel No. 242E02001, consisting of 1.68 acres. The applicant is requesting a special exception for a General Home Occupation for a low-impact, home-based personal training service on the R-1 zoned parcel, per Section 703(D)(1).
5. **PUBLIC HEARING: Application 26-05S:** Amy Kolman Schaeffer, owner, 2239 N.

McDonough Road, Griffin, Georgia 30223; located in Land Lot 112 of the 2nd Land District, Parcel No. 204 01003D, consisting of 75.59 acres. The applicant is requesting a special exception to place a new manufactured home on the AR-1 zoned parcel, per Section 503(B)(18).

6.

**Application 26-05S:** Amy Kolman Schaeffer, owner, 2239 N. McDonough Road, Griffin, Georgia 30223; located in Land Lot 112 of the 2nd Land District, Parcel No. 204 01003D, consisting of 75.59 acres. The applicant is requesting a special exception to place a new manufactured home on the AR-1 zoned parcel, per Section 503(B)(18).

7.

**PUBLIC HEARING: Application 26-09Z:** Christopher Ianuale and Wendy Laverso, owners, 1501 Macon Road (Parcel 229 01009), located in Land Lot 204 of the 2nd Land District, consisting of 0.95 acres. The applicant is requesting to rezone from R-2 (Single Family Residential) to R-6 (Planned Residential Community District).

8.

**Application 26-09Z:** Christopher Ianuale and Wendy Laverso, owners, 1501 Macon Road (Parcel 229 01009), located in Land Lot 204 of the 2nd Land District, consisting of 0.95 acres. The applicant is requesting to rezone from R-2 (Single Family Residential) to R-6 (Planned Residential Community District).

9.

**PUBLIC HEARINGS: Application 26-01FLUM:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light), and the property is located in the Towaliga Residential Character Area, thus requiring a Future Land Use Map Amendment.

**Application 26-01Z:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) for a data center campus.

**Application 26-01S:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) and a special exception for a data center campus on the C-1C zoned

parcels, per Section 1403A(B)(8).

**Application 26-07V:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) and a variance from the exclusion of data centers in the S-4 Sensitive Land Wetlands Protection District, found in Articles 21B, per the requirements of Section 1403A(B)(8)(b), and also a variance for the maximum building height allowed in C-1C zoning.

10.

**Application 26-01FLUM:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light), and the property is located in the Towaliga Residential Character Area, thus requiring a Future Land Use Map Amendment.

11.

**Application 26-01Z:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) for a data center campus.

12.

**Application 26-01S:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) and a special exception for a data center campus on the C-1C zoned parcels, per Section 1403A(B)(8).

13.

**Application 26-07V:** LBM Associates, owner, 0 Tomochichi Road and 1221 Tomochichi Road, Griffin, Georgia 30223; located in Land Lots 10, 11, and 12 of the 2nd Land District and Land Lot 81 of the 3rd Land District, Parcel Nos. 214 01016B and 214 01016, consisting of approximately 291.04 total acres. The applicant is requesting to rezone from AR-1 (Agricultural and Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing Light) and a variance from the exclusion of data centers in the S-4

Sensitive Land Wetlands Protection District, found in Articles 21B, per the requirements of Section 1403A(B)(8)(b), and also a variance for the maximum building height allowed in C-1C zoning.

14.

**PUBLIC HEARINGS: Application 26-04FLUM:** High Falls 16, LLC, owner, 3881 High Falls Road; located in Land Lot 83 of the 3rd Land District, Parcel Nos. 218 02011C, consisting of approximately 3.86 total acres. The applicant is requesting to rezone from AR-1 Agricultural and Residential to C-2 Manufacturing, and the property is located in the Rural Community Character Area, thus requiring a Future Land Use Map Amendment.

**Application 26-08Z:** High Falls 16, LLC, owner, 3881 High Falls Road (Parcel 218 02011C); located in Land Lot 83 of the 3rd Land District, consisting of approximately 3.86 total acres. The applicant is requesting to rezone from AR-1 (Agricultural -Residential) to C-2 (Manufacturing).

15.

**Application 26-04FLUM:** High Falls 16, LLC, owner, 3881 High Falls Road; located in Land Lot 83 of the 3rd Land District, Parcel Nos. 218 02011C, consisting of approximately 3.86 total acres. The applicant is requesting to rezone from AR-1 Agricultural and Residential to C-2 Manufacturing, and the property is located in the Rural Community Character Area, thus requiring a Future Land Use Map Amendment.

16.

**Application 26-08Z:** High Falls 16, LLC, owner, 3881 High Falls Road (Parcel 218 02011C); located in Land Lot 83 of the 3rd Land District, consisting of approximately 3.86 total acres. The applicant is requesting to rezone from AR-1 (Agricultural -Residential) to C-2 (Manufacturing).

17.

**PUBLIC HEARINGS: Application 26-02FLUM:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone to R-6 (Planned Residential Community), and the property is located outside of the Urban Proximity Area, thus requiring a Future Land Use Map Amendment.

**Application 26-04Z:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone the majority of the property from C-1 (Highway Commercial) to R-6 (Planned Residential Community), for a townhome development.

**Application 26-11V:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone from C-1 (Highway Commercial) to R-6 (Planned Residential Community) and a variance from various R-6 design and development standards, per Sections 1105A and 1106A.

18.

**Application 26-02FLUM:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone to R-6 (Planned Residential Community), and the property is located outside of the Urban Proximity Area, thus requiring a Future Land Use Map Amendment.

19.

**Application 26-04Z:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone the majority of the property from C-1 (Highway Commercial) to R-6 (Planned Residential Community), for a townhome development.

20.

**Application 26-11V:** Reliance Realty Holdings LLC, owner, 1683 Macon Road, Griffin, Georgia 30224; located in Land Lot 204 of the 2nd Land District, Parcel No. 229 01024, consisting of 13.18 acres. The applicant is requesting to rezone from C-1 (Highway Commercial) to R-6 (Planned Residential Community) and a variance from various R-6 design and development standards, per Sections 1105A and 1106A.

21. **PUBLIC HEARING:** Consideration of Streetlight District for Teamon Pointe, Phase One.

22. Consideration of Streetlight District for Teamon Pointe, Phase One.

23. Consideration of approval of Final Plat for Sun City Peachtree Pod 27A.

24.

**PUBLIC HEARING: Additions and Revisions to the Urban Proximity Overlay Map** of Spalding County, per Appendix IV – Zoning, Article 4, Section 413, pertaining to enlarging the areas around the City limits of Griffin designated as “Urban Proximity” areas.

25. **Additions and Revisions to the Urban Proximity Overlay Map** of Spalding County, per Appendix IV – Zoning, Article 4, Section 413, pertaining to enlarging the areas around the City limits of Griffin designated as “Urban Proximity” areas.

26.

**PUBLIC HEARING: Proposed text amendment** to Part III, - Public Safety, Chapter 2 – Fire Prevention and Protection, to clarify requirements for emergency responder radio

coverage within buildings.

27.

**Proposed text amendment** to Part III, - Public Safety, Chapter 2 – Fire Prevention and Protection, to clarify requirements for emergency responder radio coverage within buildings.

28.

**PUBLIC HEARING: Proposed text amendment** to Part VI, - Licensing and Regulation, new Chapter 11 – Yard and Estate Sales, to establish frequency restrictions for yard sales and estate sales in residential and other areas of the County.

29. **Proposed text amendment** to Part VI, - Licensing and Regulation, new Chapter 11 – Yard and Estate Sales, to establish frequency restrictions for yard sales and estate sales in residential and other areas of the County.

## V. Other Business

1. **PUBLIC HEARING: Application 26-03FLUM:** Emily and Thomas Utts, owners, 1135 Baptist Camp Road (Parcel 244 02004A); located in Land Lot 169 of the 3rd Land District, consisting of approximately 1 acre. The applicant is requesting to rezone from R-1 (Single-Family Residential) to commercial, and the property is located in the Sun City / Heron Bay Character Area, thus requiring a Future Land Use Map Amendment.

2.

**Application 26-03FLUM:** Emily and Thomas Utts, owners, 1135 Baptist Camp Road (Parcel 244 02004A); located in Land Lot 169 of the 3rd Land District, consisting of approximately 1 acre. The applicant is requesting to rezone from R-1 (Single-Family Residential) to commercial, and the property is located in the Sun City / Heron Bay Character Area, thus requiring a Future Land Use Map Amendment.

3. **Application 26-02Z:** Emily and Thomas Utts, owners, 1135 Baptist Camp Road (Parcel 244 02004A); located in Land Lot 169 of the 3rd Land District, consisting of approximately 1 acre. The applicant is requesting to rezone from R-1 (Single-Family Residential) to VN (Village Node), for conversion of a residence to office suites and a coffee shop.

4. **Application 26-09V:** Emily and Thomas Utts, owners, 1135 Baptist Camp Road (Parcel 244 02004A); located in Land Lot 169 of the 3rd Land District, consisting of approximately 1 acre. The applicant is seeking a variance on various Village Node development standards, per Article 17A, and parking paving standards, per Appendix G, Section 102.

## VI. Adjournment