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Clayton County
Community Development Department
121 S. McDonough St. Annex 2
Jonesboro, Ga. 30236



PATRICK EJIKE
DIRECTOR

Clayton County Zoning Advisory Group
Minutes of March 7, 2016

The regular meeting of the Zoning Advisory Group was held this date of March 7, 2016 in the Commissioners Board Room, Administration Building 112 Smith Street, Jonesboro, Georgia.

Members present were: Chairman Herman Turner, Vice Chairman Kevin Lewis, Board Member Addie Whittaker, Board Member Rae James, and Board Member KC Watts. Brecca Johnson, LaShawn Gardiner, and Linda Willis were present from Community Development.

Members absent were: Board Member Larry Bussey and Board Member Frenda Norwood. Legal counsel was not represented.

The meeting was called to order at 7:00pm by Chairman Herman Turner. The pledge of allegiance was said in unison.

The motion to approve the agenda was made Vice Chairman Kevin Lewis and seconded by Board Member Addie Whittaker. The vote was unanimous.

The motion to approve the minutes of December 7, 2015 and January 4, 2016 was made by Vice Chairman Kevin Lewis and seconded by Board Member Addie Whittaker. The vote was unanimous.

Chairman Herman Turner asked for recognition of anyone having business with the Zoning Advisory Group. There were none.

Chairman Herman Turner asked if there were any Reports of Committees or Old Business. There were none.

The Procedures for the Clayton County Zoning Advisory Groups' Public Hearings was given by Ms. Linda Willis.

The Chairman called for New Business.

a. CUP-16/01-22

The Applicant, **Phylliss Renae Swint**, is requesting a Conditional Use Permit (CUP) from Article 3.11 Multiple Family Residential District (RM) to allow for a food/baking. The subject property is located at **6121 Camden Forrest Cove, Riverdale, GA 30296** and otherwise known as parcel number 13-122A-B084. The subject property contains approximately 0.1009 +/- acres of land and currently zoned Multiple Family Residential (RM).

Commissioner District 2 – Gail Hambrick

The staff report for case CUP-16/01-22 was given by LaShawn Gardiner of Community Development/Planning and Zoning.

LaShawn Gardiner: The Planning & Zoning Staff recognizes that this application does not appear to be detrimental to the general public health, safety or welfare of the surrounding community. Staff recommends approval of this application.

Chairman Herman Turner called for the petitioner to present their case.

The petitioner was represented by Phyllis Renae Swint, located at 6121 Camden Forrest Cove, Riverdale, GA

Phyllis Renae Swint: I am seeking a Cottage Food Permit. I have been baking for a while and decided last year around Thanksgiving to go ahead and start a business in my home. I am a kidney transplant recipient, this is something I've dreamed about and now I am able to now that health is in order and I'm doing very very well.

Chairman Herman Turner called for anyone that was in opposition of the petition. There were none.

Chairman Herman Turner asked if there were any questions from the Board Members.

Board Member Kc Watts: How long have you had this business? **Phyllis Renae Swint:** Almost two (2) weeks. I've enjoyed cooking shows, this is something that relaxes me it's one of my hobbies. Whenever we have pot luck at work my co-workers always ask me to bring a cake. After so long everybody wanted these cakes I began to think maybe I should go into business because this is something I wanted to do.

Board Member Kc Watts: Will you have people coming to your home? **Phyllis Renae Swint:** No, I deliver.

Board Member Addie Whittaker: How do you take orders? **Phyllis Renae Swint:** Online through my website, by word of mouth, and from people I know.

Board Member Addie Whittaker: Will you have employees assisting you if the orders gets overwhelming? **Phyllis Renae Swint:** Not right now. I work in such a way that I make sure I am not overwhelmed.

Board Member Addie Whittaker: Are you selling these cakes for profit? **Phyllis Renae Swint:** For profit to help supplement my income.

Board Member Rae James: What is your website address? **Phyllis Renae Swint:** Amethyst12gifts.com

Vice Chairman Kevin Lewis: Ms. Swint, are you familiar with the Type II Home Occupation Standards and willing to abide by those standards? **Phyllis Renae Swint:** Yes.

Vice Chairman Kevin Lewis: Ms. Swint, are you familiar with the Type II Home Occupation Standards and willing to abide by those standards? **Phyllis Renae Swint:** Yes.

Vice Chairman Kevin Lewis: Notated page 5 of report was missing. LaShawn Gardiner read the contents of page 5 to the Board Members.

The motion to **approve** Case# CUP-16/01-22 was made by Vice Chairman Kevin Lewis and seconded by Addie Whittaker. The vote was unanimous.

b. RECZ-16/01-27

The Applicant, **Adam Richards**, on behalf of Tradeport Office Partners, LLC is requesting a rezoning from Article 3.28 Regional Mixed Use (RMX) District to Article 3.29 Light Industrial (LI) District. The subject property is located at **3980 Tradeport Boulevard, Atlanta, GA** and otherwise known as 13-012A-G009. The subject property is approximately 8.92 +/- acres of land and currently zoned Regional Use Mixed (RMX).

Commissioner District 2 – Gail Hambrick

The staff report for case RECZ-16/01-27 was given by LaShawn Gardiner of Community Development/Planning and Zoning.

LaShawn Gardiner: County records indicate the property was zoned Heavy Industrial (HI) on the Official Zoning Map, as updated and corrected through January 1, 1992. However, on December 14, 2010 the Zoning Map was amended by Ordinance 2010-253, and the subject property was rezoned Regional Mix Use (RMX). I would like to emphasize that this property is located within Aerotropolis area, which is an area that is part of the County's effort to promote and increase the economic development footprint in the metro region, thus encourage companies and businesses to locate in Clayton County due to the proximity to the Airport. The area is already designated as a Mixed Use Commercial-Industrial (MXI) District in accordance to the Future Land Use Map and Comprehensive Plan.

Chairman Herman Turner called for the petitioner to present their case.

The petitioner was represented by Tyler Fann, located at 3565 Piedmont Road, Atlanta, GA on behalf of Tradeport Office Partner, LLC.

Tyler Fann: We have a building that is over 111,000 square feet that was formerly occupied by the Department of Motor Vehicles. They moved out about three (3) years ago and the building has been vacant for three (3) years. The property was zoned Regional Mix Use (RMX) in 2010 from my understanding when the property was vacant. Currently we have a large Airline that is very prominent in Atlanta that is looking to lease this building. They have a warehouse and light assemble component that is currently handled through a third party. The current zoning does not allow for the warehouse component and that is the reason we are asking for this property to be rezoned. It is estimated that the lease will create 60 new jobs, and once they get fully operational in two to three years it sure be 250 to 300 new jobs. It is a very significant economic development opportunity.

Chairman Herman Turner called for anyone that was in opposition of the petition. There were none.

Chairman Herman Turner asked if there were any questions from the Board Members.

Chairman Herman Turner: Will the tenant occupy the building after this is over? **Tyler Fann:** We are working on the lease right now. Construction will start in May.

Board Member Kc Watts: What is the lease term? **Adam Richards:** Ten (10) years.

Board Member Rae James: How will they be hiring, and will they open it up to Clayton County residents? **Adam Richards:** I am not sure. They have a big presence in Clayton County right now. All the jobs are new, because they currently do not handle this their self.

Board Member Addie Whittaker: Do you know the types of jobs? **Adam Richards:** Yes, they will be skilled labor type jobs.

The motion to **approve** Case# RECZ-16/01-27 was made by Board Member Kevin Lewis and seconded by Board Member Kc Watts. The vote was unanimous.

c. PEZ-16/03-370 – Final Plat

Clayton County is requesting acceptance and signature for the lot line errors of 112 lots that was previously recorded for the Final Plat known as Crenshaw Park Subdivisions, upon lots: 5-6, 68-69, 73-76, 100-105, 111-114, 118-135, 15-175, 187-208, 229-250, 252-253, 285-288, and 292-297, in Land Lot 102 and 103 of the 13th District.

Commissioner District 2 – Gail Hambrick

The staff report for case PEZ-16/03-370 was given by Brecca Johnson of Community Development/Planning and Zoning.

Brecca Johnson: Crenshaw Park Subdivision is requesting to replat the existing Final Plat that was approved by the Board of Commissioners in 2006. Due to some surveying, the survey engineer found some conflicts in the lot lines. The Applicant has assessed these discrepancies and is requesting to go back and correct those lots that are effected and re-record the Final Plat.

Chairman Herman Turner called for the petitioner to present their case.

The petitioner was represented by Chris Amos Adams, located at 2470 Sandy Plains Road, Marietta, GA

Chris Amos Adams: As stated by Ms. Johnson, we recorded the Final Plat in 2006, and had an update of the product and re-recorded in 2007. Subsequently the remaining lots were not sold. They attained a new surveyor and he came in and discover some errors were made. What we are trying to do tonight is rectify those errors. These 12 lots (lots 124 through 135) need to be shifted north two feet (2') in order to accommodate the recent placement and construction of the new homes.

Chairman Herman Turner called for anyone that was in opposition of the petition. There were none.

Chairman Herman Turner asked if there were any questions from the Board Members.

Vice Chairman Kevin Lewis: I just want some clarification. The original builder for economic reason did not complete the job. So, there are 12 lots that are incomplete? **Chris Amos Adams:** Actually there are more vacant lots in the subdivision. These particular 12 lots is where the surveyor first got started and immediately found the problem. The rest of them because the error was caught will not be a problem going forward with the new lots that will be built.

Vice Chairman Kevin Lewis: How many lots are remaining? **Bob Barker:** About 15 to 20 lots we have not started to build, including these 12 lots.

Vice Chairman Kevin Lewis: My concern is always about the amenities, how close are these to the amenities?

Bob Barker: The amides are complete.

Board Member Rae James: Will these changes to the lot lines create new lots? **Chris Amos Adams:** No.

Board Member Addie Whittaker: One lot get smaller and another get larger and if they are occupying the property already is there any discrepancies? **Chris Amos Adams:** No. These are all new constructions.

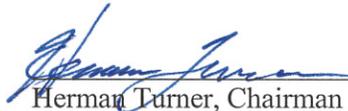
The motion to **approve** Case# PEZ-16/03-370 was made by Board Member Vice Chairman Kevin Lewis and seconded by Board Member Addie Whittaker. The vote was unanimous.

There being no further business, the motion to adjourn was made by Vice Chairman Kevin Lewis and seconded by Board Member Kc Watts. The vote was unanimous.

The meeting adjourned at 7:30 p.m.



Linda Willis, Assistant Secretary
Zoning Advisory Group
Clayton County, Georgia



Herman Turner, Chairman
Zoning Advisory Group
Clayton County, Georgia