

NOTICE OF PUBLIC HEARINGS FOR ZONING MATTERS

The Clayton County Zoning Advisory Group will hold a Public Hearing to consider the following zoning matters:

BOC-2003-0046 (REZONING) - The applicant Hecht Walker, P.C., on the behalf of Chandra Patel is requesting to rezone 11.52 +/- acres of land from RS-180 Single-Family Residential District (Article 3, Section 3.6) to PUD – Planned Unit Development (Article 7) for a proposed new 39-lot single family residential subdivision, adjacent Subject property is located at the intersection of County line Road and Plantation Way; which is further known as parcel number 05076A C003.

Commissioner District 3 – Felicia Franklin Warner

PPLAT-2006-0013 (Preliminary Plat) – The applicant Hetch Walker, P.C. on the behalf of Chandra Patel and Punam Patel, is requesting a Preliminary Plat for a proposed new 39-lot single family residential subdivision. The subject property is currently zoned RS-180 Single-Family Residential, this request has a companion request for **REZONING (BOC-2003-0046)** for PUD - Planned Unit Development. The subject property is located at the southeast intersection of County line Road and Plantation Way; which is further known as parcel number 05076A C003.

Commissioner District 3 – Felicia Franklin Warner

BOC-2006-0055 (FLUP) - The applicant Battle Law, P.C., on the behalf of Blackstone Investment CO. is requesting a Future Land Use Amendment from Low-Density Residential to Medium Density Residential to allow a density of 4 – 8 developable units per acre for 121-unit single-family attached townhome community (The Townes at Flat Shoals) on 25.17+/- acres of land currently zoned RS-180 Single Family Residential District (Article 3, Section 3.6). This request is in companion to **REZONING (BOC-2003-0045)** for PUD – Planned Unit Development. (13123B A005). The property is adjacent east of the Castlegate Subdivision and near Flat Shoals Park.

Commissioner District 2 – Gail B. Hambrick

BOC-2003-0045 (Rezoning) – The applicant Battle Law, P.C., on the behalf of Blackstone Investment CO. is requesting to rezone 25.17+/- acres of land from RS-180 Single Family Residential District (Article 3, Section 3.6) to PUD – Planned Unit Development (Article 7) for a proposed new 121- unit single-family attached townhome community (The Townes at Flat Shoals) . The subject property has road frontage along West Fayetteville Road (13123B A005). The property is adjacent east of the Castlegate Subdivision and near Flat Shoals Park.

Commissioner District 2 – Gail B. Hambrick

LS-2006-0009 (Preliminary Plat) – The applicant Battle Law, P.C., on the behalf of Blackstone Investment CO. is requesting a new 121-unit single-family attached townhome community (The Townes at Flat Shoals) on 25.17+/- acres of land currently zoned RS-180 Single Family Residential District (Article 3, Section 3.6). This request is in companion to **REZONING**

(BOC-2003-0045) for PUD – Planned Unit Development. The subject property has frontage along West Fayetteville Road (13123B A005). The property is adjacent east of the Castlegate Subdivision and near Flat Shoals Park.

Commissioner District 2 – Gail B. Hambrick

BOC-2006-0053 (FLUP) - The applicant Wilson Brock & Irby, LLC on behalf of Anvil Block Land Partners III, LLC requesting a Future Land Use Map Amendment (FLUP) from Low-Density Residential (LDR) to Mixed Use Commercial Industrial (MXI) for the construction of a 499,500 sq. ft. warehouse facility. The subject property is currently zoned RS-180 Single Family Residential District on 35 +/- acres. The subject property is 4221 Williamson Road, at the intersection of East Tanners Church Road and Williamson Road, Ellenwood, Ga. 30294, which is further known as parcel numbers 12236B A001, 12236B A002 and 12236B A003.

Commissioner District 1 – Sonna Singleton Gregory

BOC-2006-0052 (REZONING) – The applicant Wilson Brock & Irby, LLC on behalf of Anvil Block Land Partners III, LLC requesting a rezoning from Residential RS-180 District (Article 3, Section 3.6) Warehouse District (Article 3, Section 3.34.5) for the construction of a 499,500 sq. ft. warehouse facility on 35 +/- acres of land. The subject property is 4221 Williamson Road at the intersection of East Tanners Church Road and Williamson Road, Ellenwood, Ga. 30294, which is further known as parcel numbers 12236B A001, 12236B A002 and 12236B A003.

Commissioner District 1 – Sonna Singleton Gregory

BOC-2006-0054 (REZONING) – The applicant Chris Cannon on the behalf of Frank R. Salvati is requesting a rezoning from General Business District (Article 3, Section 3.21) to MCD – Medical Center District (Article 3, Section 3.17) for a medical facility (blood bank) on an existing developed 6.03 +/- acre lot. The subject property is located at 94 Upper Riverdale Road, Riverdale, Georgia 30274; which is further known as 13140D D036

Commissioner District 2 – Gail B. Hambrick

BOC-2007-0056 (CONDITIONAL USE) – The applicant Heather Robinson on the behalf of Dawn Warren is requesting a Conditional Use Permit within the RS-110 Single Family Residential District (Article 3, Section 3.8) for a home occupational business for cottage food services (cake baking). The subject property is located at 7116 Eunice Drive, Riverdale Georgia 30274; which is further known as parcel number 13172C D038.

Commissioner District 4 – Demont Davis

BOC-2007-0058 (MODIFICATION) – The applicant Karunanidhi Properties LLC., is requesting a modification to zoning condition(s) for the development of an 84-unit hotel development. The subject property is located at the northwest corner of Forest Parkway and Highway 85, Atlanta GA; which is further described as parcel numbers 13054D A004, 13054D A005, 13054D A006. The subject property has approximately 2.9+/-acres of land and is currently undeveloped.

Commissioner District 2 – Gail Hambrick

PPLAT-1904-0008 - The Applicant Battle Law on the behalf of LGS Holding Group 2013, LLC, is requesting Preliminary Plat approval for a 224-single family lot residential subdivision

from 278 total acres. The lots range from 11,000 square feet to 2 acres. The subject parcels are currently zoned RS-110 Single-Family Residential District (Article 3, Section 3.6) and Agriculture (Article 3, Section 3.1) and located on the east side of Woolsley Road north of the intersection of Fortson and Wildwood Roads and portions on the west side of Woolsley Rd (Hampton, Georgia); otherwise known as parcel number(s) 04207 208004, 04207 209001, 04239 240005, & 04207 210036.

Commissioner District #3 – Felicia Franklin Warner

A *Community Information Meeting* will be held on **Wednesday, August 19, 2020, at 6:00 p.m.** at J Charley Griswell Senior Center, located at 2300 Highway 138 S.E, Jonesboro, GA (inside Clayton County International Park).

The *Zoning Advisory Group* for Clayton County, Georgia, will hold a **Public Hearing** to consider the foregoing amendment at **7:00 p.m., on Thursday, September 3, 2020** at 112 Smith Street, Jonesboro, Ga 30236.

The *Board of Commissioners* for Clayton County, Georgia, will hold a **Public Hearing** to consider the foregoing zoning matters at **6:30 p.m., on Tuesday, September 15, 2020**, 112 Smith Street, Jonesboro, Ga 30236.

A live public hearing will be held however, measures for social distancing will be in place. The public is also invited to view the meetings via live stream on the Clayton County website (www.claytoncountyga.gov). Further updates regarding public meetings will be posted on the website. Written comments may be submitted prior to the hearings to the Office of Planning, Zoning, and Sustainability, planning.zoning@claytoncountyga.gov.