

JUNE PUBLIC HEARINGS

NOTICE OF PUBLIC HEARINGS FOR ZONING MATTERS

Clayton County will hold meetings to consider the following zoning matters:

BOC-2202-0180 (CUP)

A request by Devin Everson for a Conditional Use Permit at 10273 TARA BLVD, JONESBORO, GA 30236 to operate a Special Event Facility in a 1,260 SF unit, which is in the Planned Unit Development (PUD) Zoning District. Said property, consisting of 1.17+/- acres, is located within the Iris Walk Station shopping plaza at the intersection of Tara Blvd and Iris Walk, and is further known as parcel 06095A A122.

Commissioner District 3 - Felicia Franklin

BOC-2202-0182 (CUP)

The applicant Frank Birdsong on behalf of Syros VII-Delaware, LLC is requesting a Conditional Use permit for the operation of a new automotive sales and services center within the General Business (GB) District and within the Tara Boulevard Overlay on 2.067+/- acres of land. The subject property is located at 7710 TARA BLVD, JONESBORO GA 30236, which is further known as parcel 13207C A006. The site is located south of the Main Street and Tara Boulevard intersection.

Commissioner District 4 – DeMont Davis

BOC-2202-0188 (REZ)

The applicant AE Partners on behalf of First Christian Church of Jonesboro is requesting a rezoning from General Business (GB) District to Multi-Family Residential (RM) District to construct a Multi-Family Senior Housing project (48-Units) on 11.78 +/- acres of land. The subject property is located at 625 Highway 138 fka 665 North Ave, Jonesboro GA 30236, which is further known as parcel 13210C A001. The subject property is located within the Highway 138 Overlay and adjacent west of the Kroger shopping center near the City of Jonesboro.

Commissioner District 4 – DeMont Davis

BOC-2202-0189 (FLUM)

The applicant AE Partners on behalf of First Christian Church of Jonesboro is requesting a Future Land Use Amendment from General Commercial – GC to High-Density Residential- HDR to construct a Multi-Family Senior Housing project (48-Units) on 11.78 +/- acres of land. The subject property is located at 625 Highway 138 fka 665 North Ave, Jonesboro, GA 30236, which is further known as parcel 13210C A001. The subject property is located within Highway 138 Overlay and adjacent west of the Kroger shopping center near the City of Jonesboro.

Commissioner District 4 – DeMont Davis

BOC-2203-0193 (REZ)

A request by Integrated Science & Engineering to rezone 2559 Mt Zion Rd, Jonesboro GA 30236 from General Business District (GB) to Agriculture District (AG) for the construction of an Aquaponics Farm Facility. Said property, consisting of 5.00 acres, is located near the Richardson Parkway and Mt. Zion Road fork, and is further known as Parcel 12085D B003.

Commissioner District 1 - Dr. Alika Anderson

BOC-2203-0194 (FLUM)

A request by Integrated Science & Engineering to amend the Future Land Map Category for 2559 Mt Zion Rd, Jonesboro GA 30236 from Mixed Use Designation to Agriculture Designation for the construction of an Aquaponics Farm Facility. Said property, consisting of 5.00 acres, is located near the Richardson Parkway and Mt. Zion Road fork, and is further known as Parcel 12085D B003.

Commissioner District 1 - Dr. Alika Anderson

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BOC-2204-0195 (MOD)

A request by Parampal Singh on behalf of Spivey Crossing Development LLC, for a modification of conditions for a Conditional Use Permit approved under CUP-1903-0023 at 1795 HIGHWAY 138, JONESBORO GA 30236 for memory care, multi-family, senior independent and assisted living in the Mixed Use (MX) Zoning District and Highway 138 (East-West) Overlay District. Said property, consisting of 2.569+/- acres, is located between Thrailkill Road and Wright Circle, and is further known as parcel 12046A A001.

Commissioner District 4 - DeMont Davis

BOC-2204-0196 (REZ)

The applicant Joshua Mahoney is requesting to rezone the subject property to Light Industrial (LI) to construct a truck parking lot. Currently, the subject property is within the General Business (GB) Zoning District on 7.56 +/- acres of land. The subject property is located at 2781 Quiktrip Way, Ellenwood, GA 30294, which is further known as parcel 12182C A001. The subject property is located within the Highway 42 Overlay District.

Commissioner District 1 - Dr. Alieka Anderson

BOC-2204-0197 (TEXT)

The Clayton County Board of Commissioners initiates an amendment to the Comprehensive Plan to reflect the significant changes associated with MARTA's planned Southlake Bus Rapid Transit (BRT) line. The BRT starts at the existing MARTA heavy rail station in Downtown College Park. It then travels southwest through College Park and into unincorporated Clayton County, entering Riverdale from the north along SR-85. At Lamar Hutcheson Parkway it turns northeast, passes Southern Regional Medical Center, turns south down Tara Boulevard, then runs east on Mt. Zion Road where it ends in Morrow. This Amendment establishes the policy direction of unincorporated Clayton County's future station areas. In the County's next full update process, additional detail and study will be conducted regarding the station areas, particularly around zoning and density.

BOC-2204-0198 (TEXT)

The Clayton County Board of Commissioners initiates an amendment to the Official Zoning Ordinance Text and Map to establish new Transit Oriented Development (TOD) Zoning Overlay Areas for the following five proposed station areas in unincorporated Clayton County on MARTA's planned Southlake Bus Rapid Transit (BRT) line: Norman Drive, Lee's Mill, Southern Regional Medical Center, Mt Zion, and Southlake Mobility Center. The intent of the new Zoning Overlay Areas is to create high-density mixed-use housing and other land-uses that spark economic development; address the shortage of quality housing and balanced housing types; provide clustered economic development footprints for expansion and creation of job centers; and for other purposes.

The County will hold a **Community Information Meeting (CIM)** on Wednesday, May 18, 2022, at 6:00 PM in the J. Charley Griswell Senior Center at 2300 Highway 138 SE, Jonesboro GA 30236 (inside the Clayton County International Park).

The **Zoning Advisory Group (ZAG) of Clayton County** will hold a Public Hearing to consider the foregoing zoning matters on Monday, June 6, 2022, at 7:00 PM in the Commissioners' Board Room at 112 Smith St, Jonesboro GA 30236 (inside the Clayton County Administration Building).

The **Clayton County Board of Commissioners (BOC)** will hold a Public Hearing to consider the foregoing zoning matters on Tuesday, June 21, 2022, at 6:30 PM in the Commissioners' Boardroom at 112 Smith St, Jonesboro GA 30236 (inside the Clayton County Administration Building).

The public is invited to participate in-person at the addresses stated above. Please check with the

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Clayton County website (www.claytoncountyga.gov) for further updates regarding public meetings. Written comments may be submitted prior to the hearings to the Office of Planning, Zoning, and Sustainability, planning.zoning@claytoncountyga.gov.