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DISTRICT 2  
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DISTRICT 3

**Clayton County**  
**Planning & Zoning + Sustainability**  
**Department**  
**121 S. McDonough St. Annex 2**  
**Jonesboro, Ga. 30236**



Madolyn Spann  
Interim  
PLANNING + ZONING  
ADMINISTRATOR

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**Zoning Advisory Group**  
**Meeting of December 3, 2018**

**6:45 pm – Pre-Meeting**  
**7:00 pm – Public Hearing**

**Agenda**

- I. Call to Order
  - a. **Pledge of Allegiance**
- II. Roll Call (To establish a quorum)
- III. Approval of Agenda
- IV. Approval of Minutes
  - a. **From Meeting of November 5, 2018**
- V. Recognition of Persons Having Business with the Zoning Advisory Group
- VI. Report of Officers and Committees
- VII. Public Hearing Procedures
- VIII. Old Business
- IX. New Business
  1. **CUP-18/09-59** – The Applicant **Tracy L. Smith-Douglas**, is requesting a Conditional Use Permit from Article 3, Section 3.7- RS-110 Residential District to allow a business license for Cottage Foods (baking cookies) from home. The subject property is located at 6689 Pleasant Hill Valley Drive, Morrow, Georgia 30260; otherwise known as parcel number 12110A A006. The subject property is approximately 0.49+/- acres of land.  
**Commissioner District # 1 – Sonna Singleton Gregory**
  2. **CUP-18/09-60** – The Applicant **Secondria Howell**, is requesting a Conditional Use Permit from Article 3, Section 3.21- General Business (GB) District to allow for a martial arts studio within Highway 85 Plaza. The subject property is located at 5226 Highway 85, Suite #5, Forest Park, Georgia 30297; otherwise known as parcel number 13075B E010. The subject property is approximately 1.41 +/- acres of land.  
**Commissioner District # 2 – Gail B. Hambrick**

3. **CUP-18/10-61** – The Applicant *Marie Andujar*, is requesting a Conditional Use Permit from Article 3, Section 3.31- Heavy Industrial (HI) District for indoor recreational / event center within an existing space adjacent to the Aviation Museum. The subject property is located at 5442 Frontage Road, Suite #140 Forest Park, Georgia 30297; otherwise known as parcel number 13084 085001. The subject property is approximately 4.20+/- acres of land.

**Commissioner District # 2 – Gail B. Hambrick**

4. **CUP-18/10-62** – The Applicant *John Saunders* on the behalf of Brixmoor Creekwood SC LLC., is requesting a Conditional Use Permit from Article 3, Section 3.21- General Business (GB) District to allow a new emissions testing station to be located within the parking lot of the Creekwood Village plaza. The subject property is located at 6459 Highway 42, Rex, Georgia 30276; otherwise known as parcel number 12120C A001. The subject property is approximately 9.207 +/- acres of land.

**Commissioner District # 1 - Sonna Singleton Gregory**

5. **CUP-18/10-63** – The Applicant *Vada O. Winn* on the behalf of Charles Weatherby, is requesting a Conditional Use Permit from Article 3, Section 3.21-General Business (GB) District to allow an auto mechanic shop within an existing facility, previously occupied by a plumbing contractor. The subject property is located at 2394 Rex, Ellenwood Road, Georgia 30294; otherwise known as parcel number 12148B B002. The subject property is approximately 1.5 +/- acres of land.

**Commissioner District # 1 - Sonna Singleton Gregory**

6. **RECZ-18/10-60** – The Applicant, *Hecht Walker, P.C.* on the behalf of South Park Associates, LTD. is requesting a Rezoning from Article 3, Section 3.6-RS-180 Residential District to Article 3, Section 3.21- General Business (GB) District for a future commercial development. The subject property is located at 3031 Anvil Block Road, Ellenwood, Georgia 30294; otherwise known as parcel number 12234C A010. The subject property is approximately 1.96 +/- acres of land.

**Commissioner District # 1 - Sonna Singleton Gregory**

7. **RECZ-18/10-61** – The Applicant, *Jason Harder* is requesting a rezoning from Article 3, Section 3.21- General Business (GB) District to Article 3, Section 3.18- Medical Center (MC) District for the development of a CSL Plasma medical facility. The subject property is located near the intersection of South Park Boulevard and Anvil Block Road, Ellenwood, Georgia 30294; otherwise known as parcel number 12235D A009. The subject property is approximately 2.37+/- acres of land.

**Commissioner District # 1 - Sonna Singleton Gregory**

8. **RECZ-18/10-62** – The Applicant *Erick Robinson* is requesting a rezoning from Article 3 Section 3.24-Urban Village (UV) District to Article 7, Section 7-Planned Unit Development for a residential subdivision of 63 lots. The subject property is located on Walt Stephens Road within the Spivey Club Subdivision; otherwise known as parcel number 12011A A010. The subject property is approximately 17.01+/- acres of land.

**Commissioner District # 4 Michael Edmondson**

9. **MAP/TXT-18/12-01** - The **Clayton County Board of Commissioners** initiates a comprehensive amendment to the Future Land Use Map, Official Zoning Ordinance

Text and Map, and various zoning standards which govern the exercise of zoning power of Clayton County in accordance with Appendix A - Zoning of the Clayton County Ordinance.

**10. TXT-18/12-02** – The **Clayton County Community Development Department**, is requesting the adoption of the Mountain View Overlay District to Article 4, Special Districts, of the Official Zoning Ordinance. The boundaries of the Mountain View Overlay District, including tiers are shown on a parcel-based map. Copies of the Overlay area map are available for inspection in the Department of Community Development.

**11. TXT-18/12-03** - The **Clayton County Community Development Department**, is requesting the adoption of the Old Dixie Overlay District to Article 4, Special Districts, of the Official Zoning Ordinance. The boundaries of the Old Dixie Highway/Tara Boulevard Overlay District, including tiers are shown on a parcel-based map. Copies of the Overlay area map are available for inspection in the Department of Community Development.

X. Adjourn