



Community Development Department

121 South McDonough Street, Jonesboro, GA 30236

Office: (770) 477-3569

<https://www.claytoncountyga.gov/government/community-development>

May 16, 2019

6:30 pm – Pre-Meeting

7:00 pm - Public Hearing

Board of Zoning Appeals

AGENDA

- I. Call to Order
- II. Roll Call (to establish a quorum)
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Approval of the Minutes
 - i. **Minutes of April 18, 2019**
- VI. Recognition of Persons Having Business with the Board of Zoning Appeals
 - i. **None**
- VII. Report of Officers and Committees
- VIII. Procedure of the Public Hearing
- IX. Old Business
 1. **BZA-1902-0057 – Tabled at the April 16th meeting until May 16, 2019**

The Applicant, ASP Holdings Prime Tower Development LLC is requesting a variance to reduce the setback to the boundary line(s) to less than the physical height of the tower/antennae (180 feet) utilizing an Engineered Fall Radius. Section 6.37 TF-06 A.1 antennas and towers shall be setback a distance equal to the height of the prospective antenna or tower from the boundary line of property upon which the tower is located. The proposed setback is 50 feet at the closest point from Mt. Zion Rd. The property is located at 2236 Mt. Zion Pkwy Jonesboro, GA 30236 also identified as Parcel ID#12084D C002. The site has approximately 216.3 feet +/- of road frontage on Mt. Zion Pkwy and approximately 273.1 feet +/- on Mt. Zion Rd.

District 4 – Commissioner DeMont Davis
 2. **BZA-1903-0059 – Tabled at the April 16th meeting until May 16, 2019**

The Applicant, Clipper Petroleum, Inc. is requesting variances from Article 4 section 4.22 Service station standards of the Hwy 138 Overlay B.7 1) to allow gasoline pump islands to be located in the front of the principal structure. A variance from Article 6 section 6.32 Parking Standards PK-03 2) to reduce the required parking spaces designated for a gasoline station based on the building square footage from 50 spaces to 22 spaces. The property is located at the corner of Highway 138 and Kendrick Road, Jonesboro, Georgia 30236 and otherwise known as parcel number 13212B D001.

District 4 – Commissioner DeMont Davis



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3. BZA-1903-0060 – Tabled at the April 16th meeting until May 16, 2019

The Applicant, Gigi Arnett / Contineo Group is requesting a variance from Article 4 section 4.22 Service station standards of the Hwy 138 Overlay B.7 1) to allow gasoline pump islands to be located in the front of the principal structure. The subject property is located at 599 Highway 138, Jonesboro, Georgia 30236; otherwise known as parcel number 13210C A007. The subject property has 1.50 +/- acres of land.

District 4 – Commissioner DeMont Davis

X. New Business

- 1. BZA-1904-0063** – The Applicant, Neal Brown, Jr. of All Span Builders Inc./ Ricky Stewart of Action Tire, is requesting a variance to allow building material of enamel metal panel on all elevations of two newly proposed buildings. Article 4 Tara Boulevard, Cherry Hills Overlay Districts Section 4.17 Architectural Standards require the following: Building materials for all exterior wall facades shall be constructed of brick, stone, stucco, cement fiber board, wood siding or similar material approved by the Zoning Administrator. Prohibited materials include: Metal siding, vinyl siding, metal canopies, and smooth faced concrete masonry units. The request is a part of an expansion of an existing tire retreading business. The property is located at 6195 Lees Mill Road Forest Park, Ga 30297 also identified as Parcel ID#13116A A003, in the North Tara Boulevard Overlay. The site is approximately 17+/- acres with an approximately 102 +/- feet of road frontage on Lees Mill Rd.

District 2 – Commissioner Gail Hambrick

XI. Adjourn