

NOTICE OF PUBLIC HEARINGS FOR ZONING MATTERS

Clayton County will hold meetings to consider the following zoning matters in accordance with the Zoning Ordinance (Appendix A of the Code of Clayton County, Georgia):

BOC-2202-0187 (FLUM) A request by Creative Community Concepts, LLC to amend the Future Land Use Map Category for 7229 Mt Zion Blvd, Jonesboro GA 30236 from Low Density Residential to General Commercial for a Personal service shop. Said property, consisting of ±1.308 acres, is further known as Parcel 12078B A001 and located between Spring Pl and Mt Zion Cir. **(Commission District 4 – DeMont Davis)**

BOC-2202-0186 (REZ) A request by Creative Community Concepts, LLC to rezone 7229 Mt Zion Blvd, Jonesboro GA 30236 from AG (Agriculture) to GB (General Business) for a Personal service shop. Said property, consisting of ±1.308 acres, is further known as Parcel 12078B A001 and located between Spring Pl and Mt Zion Cir. **(Commission District 4 – DeMont Davis)**

LS-2302-0081 (PPLAT) A request by Gaskins+LeCraw for approval of a Preliminary Plat to construct a fee-simple single-family attached townhome development in the RM (Multiple Family Residential) Zoning District at 950 Highway 138, Jonesboro GA 30236. Said property, consisting of ±10.88 acres, is located in the North Tara Blvd Overlay District at the intersection of Highway 138 and N Main St, and is further known as Parcel 13209A A001. **Preliminary Plats do not require a Public Hearing before the Board of Commissioners. As such, this project will only go to the Community Information Meeting and the Zoning Advisory Group.** **(Commission District 4 – DeMont Davis)**

BOC-2306-0334 (CUP) A request by Alston & Bird LLP for a Conditional Use Permit for mining and mineral extraction at 5698 Highway 85, Riverdale GA 30349. Said property, consisting of ±61.62 acres, is in the HI (Heavy Industrial) Zoning District, further known as Parcel 13215A A006, and located between Lee’s Mill Rd and Orr Rd. **(Commission District 2 – Gail Hambrick)**

BOC-2305-0309 (FLUM) A request by Civil Consulting Engineers, Inc. to amend the Future Land Use Map Category for 470 Flint River Rd, Jonesboro GA 30238 from Mixed Use to General Commercial for a Convenience store with gasoline sales. Said property, consisting of ±2.343 acres, is further known as Parcel 05243A A002, and located at the intersection of Flint River Rd and Roberts Rd. **(Commission District 3 – Felicia Franklin)**

BOC-2304-0301 (REZ) A request by Civil Consulting Engineers, Inc. to rezone 470 Flint River Rd, Jonesboro GA 30238 from RM (Multiple Family Residential) to GB (General Business) for a Convenience store with gasoline sales. Said property, consisting of ±2.343 acres, is further known as Parcel 05243A A002, and located at the intersection of Flint River Rd and Roberts Rd. **(Commission District 3 – Felicia Franklin)**

BOC-2304-0302 (CUP) A request by Civil Consulting Engineers, Inc. for a Conditional Use Permit for a Convenience store with gasoline sales at 470 Flint River Rd, Jonesboro GA 30238. Said property, consisting of ±2.343 acres, is further known as Parcel 05243A A002, and located at the intersection of Flint River Rd and Roberts Rd. **(Commission District 3 – Felicia Franklin)**

BOC-2304-0303 (MOD) A request by the Board of Commissioner to modify the text of the Ellenwood Planned Unit Development to preserve and protect the Ellenwood PUD as designed, including permitted uses and development standards. The boundary includes portions of Land Lots 215, 234, 235, 236, 245, 246, 247 of the 12th District. (**Commission District 1 – Dr. Alieka Anderson**)

BOC-2306-0327 (TEXT) A request by the Board of Commissioner to amend Article 6, Sec. 6.8 - Architectural and Appearance for Commercial and Industrial (AC) and Sec. 6.7 - Architecture and Appearance (AA) to reflect the County’s vision of the built environment. Initiation Resolutions 2023-116 and 2023-119.

BOC-2306-0328 (TEXT) A request by the Board of Commissioner to amend Article 9, Sec. 9.6 – Nonconforming signs; Article 10, Sec. 10.7 – Appeals; Article 13, Sec. 13.7 – Notice of Public Hearing, Sec. 13.12 – Appeals to Superior Court, Sec. 13.18 – Appeals to Superior Court; add new Article 15 – Certiorari. Initiation Resolution 2023-119.

BOC-2306-0329 (TEXT) A request by the Board of Commissioner to amend Article 1, Sec. 1.5 - Defined Words; Article 3, Sec. 3.29 - LI Light Industrial District Intent, Permitted Uses and Conditional Uses, Sec. 3.31 - HI Heavy Industrial District Intent, Permitted Uses and Conditional Uses, and Sec. 3.36 - Land Use Matrix, and Article 6, add new Sec. 6.53 – Truck and trailer parking. Initiation Resolution 2023-119.

BOC-2307-0336 (TEXT) A request by the Board of Commissioner to amend Article 1, Sec. 1.5 - Defined Words; Article 3, Sec. 3.29 - LI Light Industrial District Intent, Permitted Uses and Conditional Uses, Sec. 3.31 - HI Heavy Industrial District Intent, Permitted Uses and Conditional Uses, and Sec. 3.36 - Land Use Matrix regarding Self-storage facilities. Initiation Resolution 2023-119.

BOC-2307-0339 (TEXT) A request by the Board of Commissioner to update the Comprehensive Plan. The County has hired a vendor to update the Comprehensive Plan. This update is required by State law to be completed by October 31, 2024. This hearing is the first required public hearing to kick off the Comprehensive Plan Project. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. The study will review and recommend amendments to all parts of the comprehensive plan. RFP #23-66 and Initiation Resolution 2023-119.

BOC-2307-0340 (TEXT) A request by the Board of Commissioner to amend Article 2, Sec. 2.1 - Establishment of Standard Districts; Article 3, Sec. 3.36 - Land Use Matrix, add new Sec. 3.39 – RMTH (Fee Simple Attached Townhome) District Intent, Permitted Uses and Conditional Uses and add new Sec. 3.40 – RMTH Fee Simple Attached Townhome District Standards. Initiation Resolution 2023-117.

The County will hold a **Community Information Meeting (CIM)** on Wednesday, August 16, 2023, regarding the foregoing matters 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 matters on Monday, August 28, 2023, 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 matters on Tuesday, September 19, 2023, 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 Clayton County website (www.claytoncountyga.gov) for further updates regarding public meetings. The project plans are available for examination by appointment at the Clayton County Community Development; please call 770.477.3569 or email planning.zoning@claytoncountyga.gov for more information. Written comments may be submitted prior to the hearings to the Office of Planning, Zoning, and Sustainability via email or mail to 121 S McDonough St, Jonesboro, GA, 30236.