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Clayton County
Community Development Department
121 S. McDonough St. Annex 2
Jonesboro, Ga. 30236



PATRICK EJIKE
DIRECTOR

Board of Zoning Appeals
Meeting Minutes of January 21, 2016

The regular meeting of the Clayton County Board of Zoning Appeals was held this date of January 21, 2016 in the Commissioner' Board Room, Administration Building, 112 Smith Street, Jonesboro, Georgia.

Members present were: Chairman Don McMillian, Jr., Vice Chairman William Hill, Board Member Keith Parker, and Board Member Frances Solomon. Present from Community Development Department were LaShawn Gardiner, Lenise Lyons and Linda Willis.

Members absent were: Board Member DeMont Davis, and Board Member Joe Hamilton. No representation from Legal was present.

The Pledge of Allegiance was said in unison.

The motion to approve the agenda was made by Chairman Don McMillian, Jr. and seconded by Board Member Keith Parker. The vote was unanimous.

The motion to approve the minutes of the Special Call December 10, 2015, and December 17, 2015 was made by Board Member Frances Solomon and seconded by Board Member Keith Parker. The vote was unanimous.

Chairman Don McMillian, Jr. stated that there were no persons having business with the Board of Zoning Appeals; no report of Officers and Committees and no old business with the Board of Zoning Appeals.

The Procedures for the Clayton County Board of Zoning Appeals' Public Hearings was given by Ms. Linda Willis.

Chairman Don McMillian, Jr. called for New Business.

1. Election of Officers

The motion to retain officers' current position was made by Board Member Frances Solomon and seconded by Board Member Keith Parker. The vote was unanimous.

2. Adoption of revised BY-LAWS

The motion to approve the adoption of the revised BY-LAWS was made by Board Member Frances Solomon and seconded by Board Member Keith Parker. The vote was unanimous.

3. Adoption of Board of Zoning Appeals Calendar for 2016/2017

The motion to approve with revision the adoption of the Board of Zoning Appeal Calendar for 2016/2017 was made by Board Member Frances Solomon and seconded by Board Member Keith Parker. The vote was unanimous.

4. Case Number: BZA-15/11-79

The Applicant, *Joshua Goodrum*, is requesting a variance from Article 3, Residential District (RS-180), Section 3.6 for a reduction in the setback requirements and Article 6, Development Standards, Section 6.13 Place of Worship (POW) for a reduction in the minimum lot area requirements. The subject property is located at **1515 King Road, Riverdale, GA** and otherwise known as parcel number 13-135B-A010. The subject property contains approximately 3.13 +/- acres of land, and has a Residential (RS-180) District zoning classification

Commissioner District #2 – Gail Hambrick

The Staff Report for case BZA-15/11-79 was given by LaShawn Gardiner of Planning and Zoning.

LaShawn Gardiner: The current zoning is RS-180 and current land use is Institutional. Some background history, the County records indicate the property was zoned Residential (RS-180) District as far back as the County's Official Zoning Map, as updated and corrected through January 1, 1992. The County adopted a new zoning map in 2008 and the subject property maintained the RS-180 District zoning classification. The Applicant plans to construct a new family life center-community building, additional off-street parking spaces and other associated accessory uses. Base on the analysis provided, Planning and Zoning Staff does not view the variance request as having a negative effect on the public health, safety, morals and general welfare of the community. The Planning & Zoning Staff recommended **approval** of the reduction of setback and lot area requirements.

Chairman Don McMillian, Jr. called for the petitioner to present their case.

The Applicant was represented by Joshua Goodrum, located at 2551 Old Salem Circle, Conyers, GA., on behalf of Miracle Temple Christian Ministries.

Joshua Goodrum: As a church we are looking to expand our current facility to add additional offices, and classrooms for our church, which consist of our Family Life Center on the existing property that we currently own today.

Chairman Don McMillian, Jr. called for any public concerns/comments. There were none.

Chairman Don McMillian, Jr. asked the Board Members if they had any questions/concerns.

Vice Chairman William Hill: Where will the off street parking be located? **Joshua Goodrum:** Indicated the location of the off street additional parking in the rear of the property on the site plans.

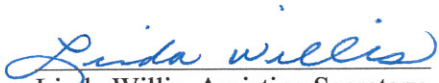
Vice Chairman William Hill: How will the addition of the Life Center building benefit the surrounding community? **Joshua Goodrum:** Good question. The community is in dire need of afterschool programs such as computer training classes; family enrichment programs; and a food pantry that is offered to the

community which will be enlarged with the additional ministry space. It will further impact the community in a positive manner as we continue to add more facility space.

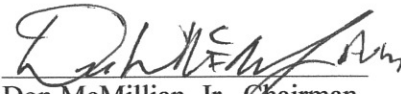
The motion to **approve** BZA-15/11-79 was made by Vice Chairman William Hill and seconded by Board Member Frances Solomon. The vote was unanimous.

There being no further business the motion to adjourn was made by Vice Chairman William Hill and seconded by Board Member Frances Solomon. The vote was unanimously.

The meeting was adjourned at 7:15p.m.



Linda Willis, Assisting Secretary
Zoning Board of Appeals
Clayton County, Georgia



Don McMillian, Jr., Chairman
Zoning Board of Appeals
Clayton County, Georgia