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



KIMBERLY SMITH
ZONING ADMINISTRATION

Board of Zoning Appeals
Meeting Minutes of June 15, 2017

The regular meeting of the Clayton County Board of Zoning Appeals was held this date of June 15, 2017 in the Commissioner' Board Room, Administration Building, 112 Smith Street, Jonesboro, Georgia.

Members present were: Vice Chairman William Hill, Board Member Raymond Baggarly, and Board Member Frances Solomon. Present from Community Development Department were Kimberly Smith, Lenise Lyons, and Linda Willis.

Members absent was: Chairman Don McMillian, Jr., Board Member DeMont Davis, and Board Member Jon Derek Young. No representation from Legal was present.

The Pledge of Allegiance was said in unison.

The motion to approve the agenda was made by Board Member Raymond Baggarly and seconded by Board Member Frances Solomon. The vote was unanimous.

The motion to approve the minutes of May 18, 2017 was deferred due to no quorum of members that heard the case. The vote was unanimous.

Vice Chairman William Hill 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.

Vice Chairman William Hill called for New Business.

1. Case Number: BZA-17/05-102

The Applicant, *Doug Dillard/Julie Sellers, Pursley Friese Torgrimson*, on behalf of McCondichie Properties 1 LP and McCondichie Properties 2 LP, is requesting variances from Article 6, Section 6.30 Fence and Wall Standards, to erect an eight (8) foot, chainlink fence with barbed wire in all yards; and Section 6.35 Buffer Yard Standards, to eliminate the 40-foot and 25-foot buffer yard on the eastern portion of the lot. The subject property is located at 261 Morrow Road, Forest Park, Georgia and otherwise known as parcel number

13116B A004. The subject property is approximately 7.03+/- acres of land and has a Heavy Industrial (HI) zoning classification.

Commissioner District #2– Gail Hambrick

The Staff Report for case BZA-17/05-102 was given by Kimberly Smith of Planning and Zoning.

Kimberly Smith: Based on the analysis provided, Planning & Zoning Staff recommends Approval with Condition of the variance request to allow an increased fence height to eight (8) in all yards with the following condition:

1. Along Morrow Road, applicant shall maintain natural landscaping to reduce the visual impact of the increased fence height.

Planning and Zoning Staff recommends Denial of the variance requests for the elimination of the buffer yard on the eastern portion of the site and to allow barbed wire in all yards.

The Applicant submitted a proposal on yesterday, June 14th in reference to the denial that Staff recommended, but Staff has not had the opportunity to converse with the County Arborist and other agencies.

Vice Chairman William Hill called for the petitioner to present their case.

The Applicant was represented by Doug Dillard, located 1230 Peachtree Street, NE, Atlanta, GA, on behalf of McCondichie Properties.

Doug Dillard: As Staff have indicated to you, the recommendations are acceptable to us except for the denial of the 40 foot buffer that is adjacent to a residential property. Most of the property is surrounded by industrial zoned properties. We submitted a site plan which shows a landscape strip within the 10 foot setback along the entire property. We have also agreed to landscape Morrow Road according to Staff recommendation. However, we did not have Staff approval last week and we scrambled to get a site plan and an amendment to our application filed with the Staff, which reads as follows: On each side of the main entrance, applicant shall plant (2) – 2” caliper Florida Flame Red Maples and along the driveway; (12) – 1 gallon barberry shrubs 3’ apart. The remainder of the frontage landscape will consist of (6) 2” caliper Dogwoods spaced 20’ apart with 1 gallon boxwood spaced every 4’ between them. Currently, there is natural undergrowth on the property consisting of sapling pine trees. These trees will remain in place around the entire perimeter, and any gaps will be filled in with 2” caliper crape myrtle, 2” Southern magnolias, and 1 gallon dwarf yaupon hollies. A conceptual plan of the location of said landscaping is shown on the attached site plan marked Exhibit A. We realize we just submitted yesterday, we want to work with you and with Staff to have this matter approved. If this matter have to be held until your next meeting, the applicant has no objection to that.

Vice Chairman William Hill called for any public concerns/comments. There were none.


Vice Chairman William Hill asked the Board Members if they had any questions/concerns.

Board Member Raymond Baggary: I appreciate your presentation and thank you for your offer to postpone, because that’s exactly what I am going to propose.

The motion to **defer until July 20, 2017** case number BZA-17/05-102 to allow Staff time to review revised site plan, 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 7:15 p.m.



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



William Hill, Vice Chairman
Zoning Board of Appeals
Clayton County, Georgia