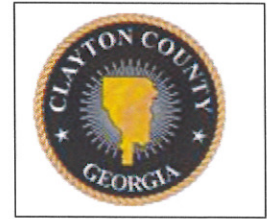


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Clayton County
Community Development Department
121 S. McDonough St. Annex 2
Jonesboro, Ga. 30236



PATRICK EJIKE
DIRECTOR

Clayton County Zoning Advisory Group
Minutes of January 5, 2017

The regular meeting of the Zoning Advisory Group was held this date of January 5, 2017 in the Commissioners Board Room, Administration Building 112 Smith Street, Jonesboro, Georgia.

Members present were: Chairman Herman Turner, Vice Chairman Kevin Lewis, Board Member Larry Bussey, Board Member KC Watts, Board Member Addie Whittaker, Board Member Rae James, and Board Member Keith Parker. Lee Kelley from Transportation & Development was present and Kimberly Smith, Lenise Lyons, and Linda Willis were present from Community Development/Planning & Zoning.

Members absent: Legal counsel was not represented.

The meeting was called to order at 7:00pm by Chairman Herman Turner. The pledge of allegiance was said in unison.

The motion to **amend** the Agenda by removing case # RECZ-16/11-33-Jennifer Mastronardi and Phil Herrin was made Vice Chairman Kevin Lewis and seconded by Board Member KC Watts. The vote was unanimous.

Approval of Minutes – There were none.

Chairman Herman Turner asked for recognition of anyone having business with the Zoning Advisory Group. There were none.

Chairman Herman Turner asked if there were any Reports of Committees or Old Business. **New Board Member Mr. Keith Parker (formerly BZA Board Member) was welcomed to the Zoning Advisory Group.**

The Procedures for the Clayton County Zoning Advisory Groups' Public Hearings was given by Ms. Linda Willis.

The Chairman called for New Business.

a. Election of Officers

The motion to approve the election of the following officers was made by Board Member Addie Whittaker and seconded by Vice Chairman Kevin Lewis. The vote was unanimous.

Herman Turner – Chairman
Kevin Lewis – Vice Chairman
Larry Bussey – Secretary
Linda Willis – Assistant Secretary

b. Adoption of Zoning Advisory Group Calendar for 2017/2018

The motion to **approve** the adoption the Zoning Advisory Group Calendar for 2017/2018 was made by Vice Chairman Kevin Lewis and seconded by Board Member KC Watts. The vote unanimous.

c. RECZ-16/11-32

The Applicant, Casey Investment Group, LLP, is requesting a rezoning from Article 3.21, General Business District to Article 3.31 Heavy Industrial District for property located to the south of 9192 Tara Boulevard, in Jonesboro, GA and known as parcel number 06-001-032-020. The subject property is zoned General Business, contains 21.374 +/- acres of land, and is currently undeveloped
Commissioner District 4 – Michael Edmondson

The staff report for case RECZ-16/11-32 was given by Kimberly Smith, Zoning Administrator of Community Development/Planning and Zoning.

Kimberly Smith: The property owner owns the adjacent property and will lease to Low Temp. The surrounding properties is zoned for general commercial and heavy industrial uses, which is compatible with the requested rezoning. The applicant has also filed a Land Use Amendment application to change the Future Land Map, which we feel is not out of character to make the change. They are expanding their current business onto this property and plan to use both parcels in conjunction with implementing green infrastructure. The Planning & Zoning Staff recommends **approval of the Rezoning to the Heavy Industrial Zoning District with the condition that “machine and machine tool manufacture” is the only permitted use.**

Chairman Herman Turner called for the petitioner to present their case.

The petitioner was represented by Michael Gray, located at 110 Polar Drive, Atlanta, GA, Ben Casey, located at 645 Brookdale Drive, Fayetteville, GA., and Rose Leypoldt, located at 3353 Peachtree Road, Atlanta, GA

Michael Gray: This is an incredible project for the community, the Casey family and Low Temp Industries. They are growing and this site gives them the opportunity to continue to grow. The overall total amount of capital investment is 10 million dollars. We would like to start the project as soon as possible. Will construct a new corporate headquarters and production facility totaling 170,000sf state-of the arts building and incorporating Green Infrastructure. The building is designed for future growth (showed renders of what the building would look like and traffic will flow entering from Poston Road, and keeping traffic away from Tara Blvd). Cars and trucks traffic will be separated. Introduced Mr. Ben Casey to discuss project further.

Ben Casey: This is a third generation, my grandfather started this business in 1947 and this will be our 70th year in business. Currently we have over 165 employees and have been at this location for the entire 70 years. In the past decade we have been looking for the ability to expand and grow our business, but it had to be the right time. The ability for us to grow is to bring people and other businesses into Clayton County.

Michael Gray: Employment is a big issue. By have a class “A” environment, we need good labor. We feel it very important to incorporate Green Initiatives whenever we do a project and it is very important to the Casey family. (Discussed the different methods they will incorporate green initiatives: detention pond, imperious surface, rain gardens, LED lights, paint, roof, clear windows to allow natural light and recycling, etc.).

Chairman Herman Turner called for anyone that was in opposition of the petition.

1. Michael Middendorf, located at 1568 Red Briar Way, Jonesboro, GA

I am wondering what they are producing here, and will it caused air pollution. So far the presentation sounds good, but we just need more information. I also have an unrelated concern about a notice I received. Some of thought this was in relation to Tara Wrecker buffer reduction and will there be another meeting? **Kimberly Smith:** We are currently under a Zoning Moratorium and we have not received application for this property. I believe this property is in the City of Jonesboro, and you will need to contact the City of Jonesboro for additional information.

2. Ray Reece, located at 1572 Red Briar Way, Jonesboro, GA

I am trying to understand the letter I received and several of my neighbors. In the letter it mention rezoning, and I wanted to know if it would affect our property, and why the letter was not sent to everybody. **Kimberly Smith:** This property has a General Business (GB) classification and we are here to have the property rezoned to Heavy Industrial (HI). The letter was to notify you of Low Temp intent to expand their business to that location. The letter according to our Zoning Ordinance is sent to surrounding property within 300 feet of the subject property.

Chairman Herman Turner asked if there were any questions from the Board Members.

Ben Casey: We have been manufacturing custom kitchen equipment (stainless steel and some fiberglass), and everything we are currently doing we will continue at this new facility, but under much better conditions for our surrounding property owners, and employees. We see certainly as a win for everybody involve.

Board Member Rae James: In the process in manufacturing what you do, will there be any lead runoff? **Ben Casey:** We have regulated test, there will be no lead.

Board Member Larry Bussey: In regard to the roadway expansion of Old Poston Road, could you give some clarity? **Ben Casey:** We will not be expanding Old Poston Road (showed renders of the roads access and how the traffic will flow and enter the facility) it is currently being used by trucks now. One thing about the uses is that it is very low impact when comes to tractor trailers. We will have about 4 to 6 trucks a day.

Board Member Larry Bussey: Your tractor trailer trucks will be delivering during normal business hours? **Ben Casey:** Yes. We will be operating from 7:00a.m. to 5:30p.m., Monday through Friday.

Vice Chairman Kevin Lewis: Your conceptual plan indicate future access plan for a potential second access off South Main and also a future access through the campus coming from the northside of Tara Boulevard is that being consider? **Rose Leypoldt:** Chris Cameron of the Fire Department stated they might need a second entrance just for emergency vehicle only, but it will not be off of Tara Boulevard.

Board Member KC Watts: Do you have a recycling system for strap metal? **Ben Casey:** Yes. We have 4 to 5 recycling bins based on grade and each month we recycle all of our stainless steel.

Board Member KC Watts: Will the new facility replace those nine (9) existing buildings? **Ben Casey:** Correct. We still own that facility and we will continue to own those. We could bring in more quality tenants and some may be torn down.

Board Member Larry Bussey: Will you utilize all of the property for production? **Michael Gray:** Yes.

Board Member Larry Bussey: The reason I am asking is because a lot of businesses come in and don't occupy and this becomes an eye sore. **Michael Gray:** You got to remember these people are investing 10 million dollars and the property will be maintained.

Board Member Keith Parker: In between this existing building D, is there any transport traffic that will happen there across Old Poston Road? **Michael Gray:** That's not a road, we own the road between D and A and there will be no thru traffic.

Board Member Keith Parker: In the recruitment process which I sure you are always seeking the best help, are there any incentives that you may working with MARTA on to get people in and out of those areas for future employees? **Ben Casey:** We actually have a bus stop conveniently located near the Courthouse and a bus stop 5 miles down on Tara Boulevard near a light.

Board Member Rae James: I am a little confused, looking at Item 2 (b) last paragraph of the narrative you presented is different from the statement you just made, can you clarify this for me? **Rose Leypoldt:** During the initial review we just pointed out that a MARTA stop was not in front of the property.

Board Member Rae James: You stated in the narrative you want an exemption because you did not want any foot traffic, but how would people seeking a job catch MARTA to get to your facility? **Ben Casey:** I can say we have zero employees that take the bus currently. To cross over Tara Boulevard appears to be unsafe. We have plenty of parking, and all of our employees drive to work.

Board Member Keith Parker: Just to the west of you is residential zoned property right across the street on Tara Boulevard for future residential use, is that not a consideration that some of your employees may be in walking distance to your facility? **Ben Casey:** We will be addressing sidewalks with MARTA, but we see sidewalks as a potential hindrance to industrial sites. Usually in an industrial park area you don't see people walking around. It would not be good for the business, nor the residents.

Kimberly Smith asked Lee Kelley of Transportation and Development to come up and speak on the sidewalk requirements for the County.

Lee Kelley: I wanted to respond to the question on improvements for Old Poston Road. It has been stated and Ms. Rose Leypoldt is well aware that one of the requirements is a traffic study and Mr. Gray stated that yes tractor trailers do use Old Poston Road currently today. But what we have to consider is that the current movements will change, because now we will be turning onto Old Poston Road into this establishment. Also, we have to look at the employees, whether there be 165 cars or carpooling, the movements is changing the course of traffic, which could cause some improvements, including altering the driveway. It is a requirement in our Transportation Guidelines, that on all new developments sidewalks are required, whether it's residential, commercial, or industrial. This requirement has nothing to do with the actual use. The primary purpose for this is to make this a pedestrian friendly county. Because it is part of our guidelines and is a requirement, the only way it can be waived is through my supervisor Jeff Metarko and the Board of Commissioners.

Vice Chairman Kevin Lewis: My question is regarding the detention ponds, and it states Best Management Practice, can you explain? **Rose Leypoldt:** Best Management Practices is how you maintain, construct, and control runoffs during construction of the ponds. We will have a full-time independent third party inspection team that will come every day. We will also enter into a maintenance agreement with the County.

Rose Leypoldt stated that the Traffic Study was complete, and no offsite improvements was warranted at this time.

Board Member Rae James: How many employees and how many at the end of this process? **Mike Gray:** Currently we have 168, potential in the next three to five years, we look to add 25 more employees. Our salaries are higher than anyone else, at least \$15 an hour.

Board Member Rae James: What is the ethnic makeup of your employees? **Ben Casey:** We extremely diversified, about 65% minority.

Board Member KC Watts: Are you considered as a green facility? **Ben Casey:** Yes. We will incorporate green-friendly/logical sustainability design features but will not seek LEED certification.

The motion to **approve** case number RECZ-16/11-32 **with the condition that "machine and machine tool manufacture" is the only permitted use** was made by Vice Chairman Kevin Lewis and seconded by Board Member Addie Whittaker. The vote was unanimous.

d. LUP-16/126

The Applicant, Casey Investment Group, LLP, is requesting a land use plan amendment from General Commercial to Heavy Industrial for property located to the south of 9192 Tara Boulevard, in Jonesboro, GA and known as parcel number 06-001-032-020. The subject property has a General Commercial land use designation, contains 21.374 +/- acres of land, and is currently undeveloped.

Commissioner District 4 – Michael Edmondson

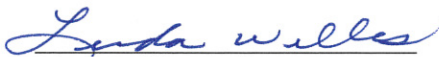
The staff report for case LUP-16-126 was given by Kimberly Smith, Zoning Administrator of Community Development/Planning and Zoning.

Kimberly Smith: Planning and Zoning Staff concludes that amending the Future Land Use Map to the Heavy Industrial designation supports the HI zoning and business currently operating on the parcel north of the subject property. Therefore, Staff recommends **approval of the Future Land Use Map change with the condition that “machine and machine tool manufacture” is the only permitted use.**


The motion to **approve** case LUP-16\126 **with the condition that “machine and machine tool manufacture” is the only permitted use** was made by Vice Chairman Kevin Lewis and seconded by Board Member Addie Whittaker. The vote was unanimous.

There being no further business, the motion to adjourn was made by Board Member Larry Bussey and seconded by Vice Chairman Kevin Lewis. The vote was unanimous.

The meeting adjourned at 8:15 p.m.



Linda Willis, Assistant Secretary
Zoning Advisory Group
Clayton County, Georgia



Herman Turner, Chairman
Zoning Advisory Group
Clayton County, Georgia