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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 September 17, 2015

The regular monthly meeting of the Clayton County Board of Zoning Appeals was held this date of September 17, 2015 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 DeMont Davis, and Board Member Joe Hamilton. Present from Community Development Department were Kimberly Smith, Reggie James and Linda Willis.

Members absent were: Board Member Frances Solomon, and Board Member Keith Parker. 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 DeMont Davis and seconded by Vice Chairman William Hill. The vote was unanimous.

The motion to approve the minutes of July 16, 2015, and August 20, 2015 was made by Board Member DeMont Davis and seconded by Board Member Joe Hamilton. 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. Case Number: BZA-15/08-71

The Applicant, George Harper-Paramount Engineering, on behalf of Sovran Southlake Storage Associates, LP is requesting a variance from Article 3, Sec. 3.22 General Business District Standards to exceed the maximum 70% impervious surface requirement. The property is located at **1375 Commerce Road, Morrow, GA** and otherwise known as parcel number 12-081B-B007. The subject property is approximately 4.35 +/- acres and has a General Business District zoning classification.

Commissioner District #4 – Michael Edmondson

Mrs. Kimberly Smith presented the Staff Report for the above case.

site you will notice that people from the gas station and the site making an illegal turn crossing the median. There is a crest in the road and you can't see the oncoming traffic. Not only is it unsafe, but specifically for this particular use, we do not want parents with children in the back seat of these cars attempting to do that, even when they know they shouldn't. So what we are proposing in a separate Land Development process is to put in an entrance, which will allow full left and right access. This is a signalize intersection. Based on the preliminary comments we got from the group as long as it is aligned directly across from termination at Flat Shoals Road it is received per preliminary comments positively.

Board Member Joe Hamilton: Will you be doing that? **Mr. Shawn Riley:** Yes, we will be doing that.

Chairman Don McMillian, Jr.: It will be signalized at what point? **Mr. Shawn Riley:** This will not be signalized because of the proximity of this signal (Indicated on site plans)

Chairman Don McMillian, Jr.: Will you close the other entrance possibly? **Mr. Shawn Riley:** We would leave it there because of the people coming up 314, they would be dropped up and then come out this way (indicated on site plan). If you are familiar with the traffic, its' crazy.

Board Member DeMont Davis: You said there were a drop off to that, near the subdivision? **Mr. Shawn Riley:** That correct (Indicated the drop off on site plan).

Board Member DeMont Davis: There is no fence or anything in back? **Mr. Shawn Riley:** It's just the tree line. The playground is fenced, that is a requirement of the Childcare centers according to Georgia Licensing.

Board Member DeMont Davis: And that's fenced? **Mr. Shawn Riley:** That is correct

Chairman Don McMillian, Jr.: Your proposed building is where? **Mr. Shawn Riley:** The building is right there (indicated on site plan).

Kimberly Smith: It is an existing building.

Chairman Don McMillian, Jr.: The building is existing, you may remodel, but there is no change in footprint? **Mr. Shawn Riley:** No, the footprints remains the same. We will create a new drive, the circulation will remain the same, and the parking will remain the same, except we will make some modifications to provide handicap access at the front of the building.

Board Member Joe Hamilton: Will the parking change? **Mr. Shawn Riley:** We are going to add six, because we will lose just a few in the front. When this was developed in 1993 the parking requirements were a little different in turns of ADA. They have position them down at the far end and the ramp is not sufficient, so we will bring it up to code.

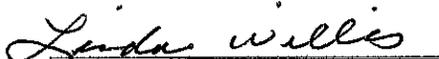
Board Member DeMont Davis: How tall is the fence? **Mr. Shawn Riley:** The fence is 6 feet, and I think Georgia requires 5 feet. This particular childcare provider likes to see 6 feet on their new projects. This also happen to be fenced as well as is the entire perimeter. There is a detention pond at the front, which is fenced, there is a security fence and a security gate that is closed for security.

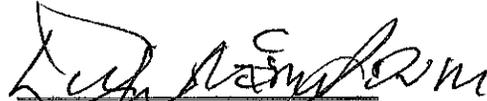
Vice Chairman William Hill: What is the maximum number of sub-renters? **Mr. Shawn Riley:** Children?
Vice Chairman William Hill: Yes. **Mr. Shawn Riley:** It was developed to accommodate about 210, we are going to shrink it to about 162. There will be more room inside for ever child.

The motion to **approve** BZA-15/08-72 was made by Board Member DeMont Davis and seconded by Board Member Joe Hamilton. The vote was unanimous.

There being no further business the motion to adjourn was made by Board Member DeMont Davis and seconded by Vice Chairman William Hill. 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