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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 November 2, 2015

The regular meeting of the Zoning Advisory Group was held this date of November 2, 2015 in the Commissioners Board Room, Administration Building 112 Smith Street, Jonesboro, Georgia.

Members present were: Chairman Herman Turner, Vice Chairman Addie Whittaker, Board Member KC Watts, Board Member Frenda Norwood, Board Member Rae James and Board Member Larry Bussey. Lee Kelley from Transportation and Development, Kimberly Smith, Lenise Lyons, and Linda Willis were present from Community Development.

Members absent were: Board Member Kevin Lewis and. 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 approve the agenda was made Board Member Frenda Norwood and seconded by Board Member KC Watts. The vote was unanimous.

The motion to hold the minutes of October 5, 2015 was made by Board Member Larry Bussey and seconded by Board Member KC Watts. The vote was unanimous.

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. There were none.

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

The Chairman called for New Business.

a. CUP-15/09-19

The Applicant, **Ivinia Lucas** is requesting a conditional use permit (CUP) from Article 6.12 Personal Care Home, Boarding Homes and Group home Standards to allow for a personal care home use for 6 or more persons. The subject property is located at **6290 W. Fayetteville Road, Riverdale, GA 30296** and otherwise known as parcel number 13-122C-D016. The subject property contains approximately 31,924 square feet in area or 0.733 +/- acres of land and it is currently zoned Residential District (RS-180).

Commissioner District 2 – Gail Hambrick

The staff report for case CUP-15/09-19 was given by Kimberly Smith of Planning and Zoning.

Kimberly Smith: The Planning & Zoning Staff recommends **denial** of this application. There were a considerable amount of concerns from the Community Information Meeting (CIM). I would like to list a few of those concerns:

1. How many people currently reside in the existing Personal Care Home?
2. How many people are proposed to be added to the existing Personal Care Home?
3. How many bedrooms will be added to the existing house?
4. How long has the existing Personal Care Home been in operation?
5. How many people are currently occupying each room?
6. How many people are proposed to occupy each room, if the Conditional Use Permit (CUP) for 6 or more people is approved?
7. What are the expansion plans?
8. This sounds like a commercial facility, why not expand into a commercial zoned facility?
9. How many personal care homes do you operate/own?
10. How many personal care homes do you operate/own in Clayton County?
11. Does the Applicant have additional businesses?
12. Some community members commented that they did not know the subject property functioned as a personal care home. They complimented the Applicant on the pleasant aesthetic and residential appearance of the home.

That was a concern of Staff that it does have the aesthetic appearance of a resident, and if it is so approved for ten people, it may lose that character. That was one of the main reason, this area on the Future Land Use Map is proposed to remain single family residential. Having the property expanded to add additional bedrooms and other modifications to accommodate for the additional people may impose on the neighborhood as residential nature.

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

The petitioner was represented by Ms. Ivinia Lucas, located at 6290 W. Fayetteville Road, Riverdale, GA

Ms. Ivinia Lucas: Presently I owed the personal care home and the current occupancy is five people. There is space for one more person without any improvements. What I have done is purchase two small parcel of land on either side of the property. The property is a corner lot, which is not part of any subdivision, it is a single home on its owed. Whatever improvements done to the property to add additional persons would not change the general image of the property, it will be at the back on the side of the property. Having combined the two lots it will give me the space I need for the additions. In turns of the ten people, I would like to have a personal care home with three more bedrooms. The Department of Community Health has very strict rules as to how many people can be in a room, they also have strict rules as to the amount of space for each person. You cannot have a personal care home without the approval the Department of Community Health if the space allocated for each individual is not sufficient. All I have being doing for a personal care home is legal. I would not get my license increased or my Certificate of Occupancy if I am not able to present the Community Health Department the space needed to have the people. If I do any additions it would have to be up to code, not only to satisfy Community Health, but also Clayton County Community Development. So I would not do any improvement on that property without it being up to code. I have a sketch of what I am proposing to do and I have the existing structure. (Copies was passed out to the Board Members). Having combined the two lots, it will give me enough space to expand. The current property look residential, I will not change the outlook and make it look commercial. I will not put a sign out that people will be aware it is a personal care home. Like the neighbors has said, it does not even look like a personal care home. I am not changing anything, I am just adding three bedrooms to accommodate what I want to do.

Chairman Herman Turner called for anyone that was in opposition of the petition. There were none.

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

Board Member Larry Bussey: Can you explain how the expansion will be in the rear? **Ms. Ivinia Lucas:** I have enough space to build in the rear of the front. If I build to the front it would need to look like the existing structure, which is brick. What I plan to do is expand 25 feet to the front with the brick and rear of a different material. The expansion will include three bedrooms and 2 ½ bathrooms.

Board Member Larry Bussey: Will the expansion take away from the originality? **Ms. Ivinia Lucas:** No it will not. The reason I do not want to build to the back is it will take away the sunshine (the light) from the existing rooms, and I want every room to have a window. I could build to the side, then to the back. I do not want to build it where they would have to walk around the facility for exercise.

Board Member Kc Watts: How many current residents and bedrooms do you have now? **Ms. Ivinia Lucas:** I have five residents and five bedrooms.

Board Member Kc Watts: How many more residents would you like to add? **Ms. Ivinia Lucas:** I have five bedrooms right now and one of the bedroom is for staff. I have one bedroom with two, and three private bedrooms. Of the three additional rooms one will be semi-private and two will be private rooms. The existing structure can housed six people without any improvements. I would like to add nine permanent people and one for rested care.

Board Member Rae James: How many homes such as this do you have in Clayton County? **Ms. Ivinia Lucas:** I do not have any other homes in Clayton County. I have two choices, I can this and get the approval and do all of this under one roof or I can have another home somewhere else.

Board Member Rae James: You said you have one staff, are you that staff person? **Ms. Ivinia Lucas:** No, I have someone else. The night person stays in that room.

Board Member Rae James: The night person stays there 24 hours? **Ms. Ivinia Lucas:** No, I have two people working. I have one that comes in from 7:00am to 7:00pm and the other from 7:00pm to 7:00am. The rule is for the night person to have a place to rest.

Board Member Rae James: You shared with us that you purchased to other lots? **Ms. Ivinia Lucas:** I purchased the two lots and combined them into one with the existing lot.

Chairman Herman Turner: Are you on septic or sewer? **Ms. Ivinia Lucas:** On septic and I spoke with Sam McCullough and he advised me on what I needed to do, and he issued me a permit.

Board Member Kc Watts: How long does your tenants stay there, and what do you for recreation and security? **Ms. Ivinia Lucas:** I have a fence, a patio, and a vegetable garden in the back. The front has a long porch. I take the seniors to a recreational center twice a week in Peachtree City for people with dementia. The tenants live there.

Chairman Herman Turner: You said you purchased the two lots on each side, and you plan to put the septic in regardless? **Ms. Ivinia Lucas:** Yes I purchased the two lots. I have two choices: I can expand, I did not plan on expanding, but I get several calls every month because of a need. I do not want to expand in two places. I am there every day; or I can go somewhere else. If I do not get approved, I will not build the septic tank.

Board Member Rae James: When you purchased this property, did you purchase it for the purpose of having the type home you have, even though it was in a residential area? **Ms. Ivinia Lucas:** Yes, I did my due diligent and called Community Development and the Department of Health.

Board Member Rae James: Do you live in Clayton County? **Ms. Ivinia Lucas:** No, I live in Coweta.

Chairman Herman Turner: This question is for Staff: We she need to rezone from residential to commercial to add those two lots? **Kimberly Smith:** No. She has already submitted an application to combined both lots and have been approved.

Board Member Frenda Norwood: What is Community Health maximum number of people that can be within a personal care home? **Ms. Ivinia Lucas:** That is the first thing they ask. Once I put in my number I have to meet the requirements of the Fire Department with the increased number of people, which Lieutenant Hicks said I would need to add a sprinkler system, I already have a fire system. The rules have changed about two years ago in the State of Georgia and the big facilities with 17 people are called personal care homes. I personal think about ten is a good number, but it depends on what the zoning will allow.

Board Member Larry Bussey: Do you have a residential director? **Ms. Ivinia Lucas:** I am the director.

Board Member Larry Bussey: Will you have someone living there? **Ms. Ivinia Lucas:** I have two people working there, one in the morning and one in the evening. I have to have 24 hour coverage.

Board Member Larry Bussey: Will you be the point of contact if something happens? **Ms. Ivinia Lucas:** Yes.

Vice Chairman Addie Whittaker: You stated you have two people, one in the mornings (7:00am to 7:00pm) and one in the evenings (7:00pm to 7:00am), then when something happens and you only have the one person in the morning. Are you there 24/7? **Ms. Ivinia Lucas:** I am there 12 hours a day, if not my husband is there. I also have a sunlight person living three miles away, I have to have that.

Board Member Kc Watts: How far do you live from the site? **Ms. Ivinia Lucas:** I live 25 miles away,

Board Member Kc Watts: What made you decide to visit Clayton County versa Coweta County for a personal care home? **Ms. Ivinia Lucas:** I liked the location of the property. It's close to the Airport, the freeways (85, 75 and 285), close to all of the medical centers in Atlanta. If an emergency occurs it's in the middle of everything. The property is perfect, it's on a corner lot and is wide open places.

The motion to **deny** Case# CUP-15/09-19 according to Staff recommendation of the six of more residents, which boarder lines more of a commercial facility, was made by Board Member KC Watts and seconded by Board Member Frenda Norwood. The vote unanimous.

b. MOD-15/09-7

The Applicant, **Lemuel Ward**, on behalf of Anvil Block Land Partners, LLC is requesting a Major Modification to the Villages of Ellenwood Planned Unit Development (PUD), Conceptual Site Plan to change existing 189 lot single-family residential subdivision use to Light Industrial use for proposed warehouse distribution center. The subject property is located at **4503 Bouldercrest Road, Ellenwood, GA 30294** and otherwise known as 12-234B-A001. The subject property is approximately 54.98 +/- acres of land and currently has a PUD zoning district classification designated as Single-Family Residential on the approved Conceptual Site Plan.

Commissioner District 1 – Sonna Singleton Gregory

The staff report for case MOD-15/09-7 was given by Kimberly Smith of Planning and Zoning.

Kimberly Smith: Staff have recommended **approval** of this application with conditions. For the record, the County has to attain a recommendation from the Atlanta Regional Commission (ARC) prior to Clayton County making any final determination on this application. Staff have not yet received that determination from the Atlanta Regional Commission (ARC).

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

The petitioner was represented by Mr. Lemuel Ward, Esq with Denton US LLP, located at 303 Peachtree Street, NE, Atlanta, GA a, Atlanta, GA and Adam Richards, located at 3565 Piedmont Road on behalf of Anvil /Block Land Partners, LLC.

Mr. Lemuel Ward: We have put the two cases together to save the Commissioners time, because it makes the most logical sense to do this as one. The reason it was two applications was essentially it's the same parcel. The larger parcel 4503 Bouldercrest Road is the 54 acres that was part of the 2003 Planned Unit Development (PUD) for the Villages of Ellenwood. The smaller portion 4371 Bouldercrest Road is 2 acres and is the rezoning application, which was not part of the original Ellenwood PUD. It was zoned RS-180 and we are making an application to rezone that to PUD as well and combining it with part of this development.

Mr. Ward presented a presentation indicating where the property will be located within the proximity of Anvil Block; other distribution centers within the area; the description of the proposed building (which will increase the tax base for Clayton County); location of the building upon the property, elevations and buffers; no outlet upon Bouldercrest to eliminate truck traffic within the community; the DRI traffic plan review, which will be presented to ARC and GRTA. He stated that the County plan is to bring more commercial offices and industrial uses which is necessary to bring more adequate revenue sources and jobs into the County. We will give you a beautiful building and jobs.

Mr. Adam Richards: I would like to talk with you tonight about the market and environment we are in today. The Atlanta industrial market is one of the best in the country, and it's because where Atlanta is on the map, the infrastructural we have in place, the busiest airport in the world, and one of the fastest growing port in the country. We are home to a number of 500 companies and a lot of foreign based companies. We have a unique opportunity, there are a very few large continuous site available in the Metro area. We are starting to have to push further and further out, which is starting to impact the increase in fuel and rail prices and those things affect how cargo moves and how people get their product. The face of retail is changing with companies like Amazon, Walmart.com, and Google. We do not have stores like we use to have, you go online click a button and it shows up on your door less than 24 hours. These fulfillment centers need to be close and this is an unbelievable opportunity to do that. This is over a 30 million dollar project. This not a fly by night project we are trying to build here, this will be a Fortune 400 or 500 company. There have been several deals made recently around the Metro area just like this one: Amazon (Douglas County), Walmart.com (Union City), and Green Mountain Coffee and Gerber (Fairburn, GA). This project will offer the incentives to bring jobs and \$4,000 per employee tax credit. When you have industrial buildings they need to be close major interstates and access and exists points. Marta now stops two blocks from the location and will help keep traffic down, which is a major incentive. We had a study done by Georgia Southern that analyzed how this facility this size will impact area in the region. They estimate that 180 jobs will be created just on the construction on this building, 500 jobs upon completion in the first year. These jobs are high paying full-time and seasonal jobs for the County residents. This facility will bring in \$400,000 in tax revenue per year, of that 180,000 goes directly to the County to help pay for the TAD financing, help the school districts. So it is 4 million dollars over ten years versa \$98,000 over ten years. The Ellenwood TAD debt service for this year is \$814,000, this project along would pay 25% of that. During the presentation Mr. Richards also discussed the economic value of the industrial use versa residential use.

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

Jack Moore, located at 4207 Bouldercrest Road, Ellenwood, GA. I have lived in the neighborhood for some years now. The resident concern is the noise level with all of those trucks, our homes are close to where they want to build. Since they added the bus on Bouldercrest Road, traffic has increased so much you cannot get out of your driveway at times. On Anvil Block Road traffic is so bad its even hard walk up. With the addition they are building in Henry County (Amphitheater) it will increase traffic a lot more. Also, with the addition of the animal facility, when the weather change, it will smell. I understand the County want to make more, but not at the expense of the residents, for we pay taxes too. I want as much quality of living as I can have.

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

Board Member Larry Bussey: Will this project increase or decrease property value? **Mr. Adam Richards:** Mr. Moore is right, traffic is bad right now on Anvil Block. That is part of a SPLOSH from Lunsford all the way

down to Henry County on Anvil Block, that road is being widened. Our building will not be occupied until 2017 and until all road work is done. We are not planning on putting any cars or trucks on Bouldercrest Road. We are trying to keep everything flowing toward 675 where it needs to go. With regard to the home values, we did some research. There are approximately 200 developed vacant lots that have not been built upon in that area right now. We found about 20 concealed comps that sold recently for under \$5000 a lot. When we talk about the numbers of what it would take to do a residential development here, we are looking about \$40,000 to \$50,000 per lot, just to develop a lot ready for vertical construction. We would be competing against \$4000 lots. So you could go buy 100 to 200 lots in that area for one tenth of what we can develop it for. The numbers just don't work for residential. The world has changed a lot, I believe in the perceivable future industrial is the highest and best use and especially the type of industrial, the E-Commerce and the warehouse distribution, not manufacturing, but something that is cohesive with existing infrastructural.

Board Member Rae James: Who owned this property when you brought it? **Mr. Adam Richards:** We purchased this property in the first quarter of this year from a group that brought a pool of loans from BB&T. There was a company called Ardent Realty that buys a lot of distress property and they brought the property from BB&T.

Board Member Rae James: What is E-Commerce? **Mr. Adam Richards:** It's just fancy name. It's a fulfillment center. When products are ordered, they are pulled off racking, then shipped to the end users.

Board Member Rae James: Do you plan to use drums? **Mr. Adam Richards:** No. This is a specular development, meaning there is not a lease sign with a tenant, this is how most of these buildings are developed. We are just the developers, we are not the actual company that would occupy the building.

Board Member Rae James: Who is possibly on the way? **Mr. Adam Richards:** It is a Fortune 500 type tenant. There is a very short list of companies that can occupy this building,

Board Member Rae James: The community is expecting industrial neighbors. Have you talked to the people in the community or shared with them how you can partner or collaborate with them? **Mr. Adam Richards:** We have. At Commissioner Gregory's request we had a community meeting at a local church a few weeks ago, just to provide as much information as we possibly could. We have been asked by one of the other neighborhood HOA to come speak with them, and we will be glad to do that. But as far as how we can partner with them, we have mentioned that we were open to suggestions, but what we are offering is jobs to the County, an attractive development and what we believe is a win for the community as well as the County.

Board Member Kc Watts: When you speak about jobs, are they high paying jobs and do you have any idea of the pay scale? **Mr. Adam Richards:** We do. The report we had Georgia Southern provide, they provided a range of different similar salaries for similar positions. We have bar charts that I can provide to you all

Board Member Kc Watts: Traffic is a concern. Today you said you do not know if it will be 24/7 or two shifts, will that be an issue, because obviously the residents are concerned about traffic, noise, and trucks? **Mr. Adam Richards:** Walmart is 24/7 and there are trucks coming to South Park at various times. Generally these type of facilities are not 24/7. There is a morning and afternoon shift. Again, we do not know the final end user. I wish I could say we have XYZ Company, and they are going to employ this many people, but that's just uncommon in this stage of the game. We can't attract a company without being zoned correctly, they will not take a chance without being entitled.

Board Member Larry Bussey: You stated you met with the community at a small church? **Mr. Adam Richards:** We did and I believe it was over a 100 people there, which was a great turnout. We were there for about three hours, a lot of questions were asked and answered. We had people from Planning and Zoning, Mr. Ejike, Courtney Pogue, and Commissioner Gregory were there. I think we had a very informative meeting.

Board Member Larry Bussey: At this meeting was the community concerns about the noise level, traffic, and the property value brought up. Also, how do you feel it will affect them in the next five to ten years? **Mr. Adam Richards:** Yes, some of those questions came up and we tried to answer those questions. We really tried to buffer the building from the surrounding residential. All the truck traffic comes on Anvil Block and does not go anywhere near the residents. We are two football fields away from the neighborhood behind us, and a football field and half away from the few residents on Bouldercrest. We have been very cautious of the surrounding neighbors in regard to where we faced the parking areas and loading docks.

Mr. Lemuel Ward: There are a couple of factors that speaks to where noise carry and its distance and buffering. What I mean about buffering is beams, trees, that kind of thing. You saw from our site lines, we are going to be considerably away such that as the noise travels. It is not just an industrial facility where you might have a particular drop pattern or some kind of source point noise that is really loud all the time. This is not a particular kind of manufacturing type noise that is with you all the time. With that distance as it goes out it does not tend to spike in one place and goes on like that. The other issue that goes along with that is Clayton County has a noise Ordinance. It is a certain decimal level we have to meet at the property line. Certainly there are concerns like that, but generally at a property like this you have to expect to operate in this environment as we do. We are prepared for the fact of by the buffering that the distance in which it has to travel through the buffering. That is the reason the County has a Buffer Yard Ordinance whether than just a setback.

Board Member Larry Bussey: Back to the two shifts. If it's only two shifts, then it may possibly be no weekend traffic, or no Saturday operation. **Mr. Adam Richards:** I don't want to speak to what the shifts will be, or tell you this is the type of company is going to be in there without knowing. But I will say generally yes these type companies are much lower volume on the weekends or no volume. Generally they are operating standard business hours.

Board Member Kc Watts: I just need a little more clarity on the 90 feet buffer that you are requesting to reduce to 75 feet. **Mr. Lemuel Ward:** That is only at the very shortest point. (Indicated on the site plan).

Board Member Kc Watts: The parking lot on that building was completely full. It goes back to traffic again. How many cars will it be? **Mr. Adam Richards:** That is a big part of the DRI process. As part of the DRI process we are required to do a traffic study. We looked at all the intersections in close proximity taking count, we looked at historical data, and then future data based on the road improvements that are currently under way. We have seen some of the preliminary findings, but again it's a low threshold. There are 450 car parking spaces. One thing about these E-fullment type centers is they do have more employees, which is great for jobs, but it also means less truck parking and more auto parking. What you see around this area on this aerial is huge transfer and trucking facilities which is 30 acres of pavement. This is a building we had said that we don't want to be zoned that way, we don't want to be that kind of use, because they are not conduces to residential neighborhoods.

Board Member Kc Watts: Do you know if the trucks will be of a more natural gas? **Mr. Adam Richards:** I don't know how many companies that has switched over to natural gas.

Mr. Lemuel Ward: Your Ordinance for parking requirements for automotive parking is based on the square footage of the facility and obviously you want have that intensity of the employees because of the size of the building, because it's so big. So there should be sufficient employee parking on both sides. We are far enough ahead in turns of the number of loading spaces that would be required, it's just for this kind use you would always set those spaces like that to give those trucks plenty of room to maneuver. They want always be full with that many trucks.

Board Member Kc Watts: My parking question is more with going to work and leaving. **Mr. Adam Richards:** That is part of what the DRI examines. Believe it or not 189 unit neighborhood would create way higher traffic counts than this type of building. Our traffic count number came in on a 24 hour period at 2700 or 2800 trips per day. If you have 500 people working there, when they go to work that's 500, when they leave work you're in the 1000s, but the 189 unit neighborhood if they have two cars maybe three per house they are coming and going,

coming and going it could be 8000 total trips per day. It sounds like it is very concentrated, but believe it or not it's less impactful than a neighborhood, which this is currently zoned. There are different kinds of traffic, but I think this will be more consistent.

Board Member Rae James: You have this building for a perspective company, but you don't the company or you not allowed to say at this time? **Mr. Adam Richards:** No, there is no tenant. This is a specular development, meaning you build it and like all the prospects I mentioned earlier (Amazon) those buildings were not built specifically for those companies. Those companies came along after the building was already built.

Board Member Rae James: With that speculation, how do we drill down on what will possibly actually happen for Clayton County in turns of permanent jobs? **Mr. Lemuel Ward:** Your PUD Ordinance has two different kinds of review. This is the conceptual site plan review which goes through here. Many of the comments made in the Staff Report was specifically to what will happen during the actually building plan review when after this is approved before we can come back and actually get building permits. We have to go through and then come into the ideal of what will actually happen when we build this spot, how many spaces will we be required and where. I am not saying you'll have a tenant by that time. We will lay out what is actually built on the site, these elevations will be on a full set of plans, and we have not done any of that yet. So we do not have a complete picture of what it would like in turns of what the County would require and what the Fire Marshalls review would be. This is the conceptual and we will come back before this panel again and then back before the Commissioners again for the final building plan review, which is required within a year after this conceptual plan is approved.

Mr. Adam Richards: To answer a little bit more of what you are looking for, there are certain types of buildings that served certain types of tenants and companies want to occupy. There are rear, front, and full sizes load distribution buildings. What we have designed here is what we believe we are seeing in the market is in demand from these Fortune 400 and 500 type tenants. Also, what large institutional investors want to own (pension, teacher, and state retirement funds) that's who owns these type of real estate. There are only so many companies that can afford a building this size. They all are going to be clean distribution type operation. They are not manufacturing, truck parking lots, and transfer facilities. So you know the certain type of modern facility that today's tenants are looking for.

Board Member Kc Watts: So you are very confident that someone like Amazon for example may be interested in a building like this? **Mr. Adam Richards:** Yes. Right now in Metro Atlanta there is about 20 million square feet of industrial warehouse distribution space like this under construction and about 75% of that is already committed to pre-lease, the building has been already been delivered and the lease signed.

Board Member Kc Watts: Looking at this building, how many bays will it have? **Mr. Adam Richards:** Generally you will have two to three doors per column and the other side of building will mirror the other. But this one will have 125 docks.

Board Member Rae James: I am very committed to Clayton County and I fully understand what you are proposing at this time. I want to know a little more about your willingness to do some type of partnership with the County. We are still not clear on what the employment will be, but do you have any educational goal? **Mr. Adam Richards:** I think what you are leading toward is exactly the kind of things that these companies are great corporate citizens, and I think there will be a lot of involvement with schools, the community. As developers and property owners we are not the actual end-users.

Board Member Rae James: But if we I can get you to agree to some type of partnership with the County, then pass it on that business? **Mr. Adam Richards:** We are all ears and will be open to suggestions. One thing Commissioner Gregory talked about was whatever company comes to this building, the County will have the first right and the first option of the hiring coming out of the County through Job Fairs and other events.

Kimberly Smith: We may not be at a point right now to get into such an arrangement or agreement with the Applicant. For the record I would like the opportunity to read in the formal recommendation from Staff.

The Planning & Zoning Staff recognizes that the application does not appear to be detrimental to the general public health, safety or welfare, of the surrounding community, but do however feel that the Applicant shall implement additional components to capture the true intent of the Planned Unit Development. The County adopted the new 2034 Comprehensive Plan and Future Land Use Map in 2014, the future plans for this area has changed and now supports warehouse and distribution land uses. Based on this, other findings highlighted in this Staff Report, and the accompanying application materials, the Planning & Zoning Staff recommends **Approval** of the request for major modification to allow Light Industrial Zoning District permitted uses in the Villages of Ellenwood PUD, including the previously excluded warehouse land use.

The motion to **approve** Case# MOD-15/09-7 was made by Board Member Larry Bussey and seconded by Board Member Kc Watts. The vote was unanimous.

c. RECZ-15/09-21

The Applicant, **Lemuel Ward**, on behalf of Anvil Block Land Partners, LLC is requesting a rezoning from Article 3, Section 3.5 Residential District Standards to Article 7, Section 7.2 Planned Unit Development Standards to allow for property to be combined with 4503 Bouldercrest Road, for a Light Industrial warehouse distribution center use. The subject property is located at **4371 Bouldercrest Road, Ellenwood, GA 30294** and otherwise known as 12-234B-A007. The subject property is approximately 2.0 +/- acres of land.

Commissioner District 1 – Sonna Singleton Gregory


The staff report for case RECZ-15/09-21 was given by Kimberly Smith of Planning and Zoning.

Kimberly Smith: Staff have recommended **approval** of this application and it is associated with the previous application MOD-15/09-7.

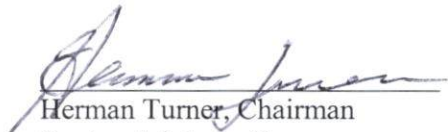
The motion to **approve** Case# RECZ-15/09-21 was made by Board Member Kc Watts and seconded by Vice Chairman Addie Whittaker. The vote was unanimous.

There being no further business, the motion to adjourn was made by Board Member Larry Bussey and seconded by Board Member Kc Watts. The vote was unanimous.

The meeting adjourned at 9:15 p.m.



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



Herman Turner, Chairman
Zoning Advisory Group
Clayton County, Georgia