

A G E N D A

REGULAR MEETING OF MAYOR AND COUNCIL OF FEBRUARY 15, 2016

6:00 P.M. Work Session

- Presentation by Calvary Refuge Center
- Report by City Manager

I. Call to Order – 7:00 p.m. – Mayor David Lockhart

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Comment Period

VI. Approval of Minutes

1. Special Meeting of Mayor and Council of January 29, 2016
2. Work Session of Mayor and Council of February 1, 2016
3. Regular Meeting of Mayor and Council of February 1, 2016

VII. Recess for a Public Hearing

VIII. Open Public Hearing to receive comments on the rezoning of property located at 615 Georgia Avenue from RM-85 Residential to RM-85 Residential -Conditional

IX. Close Public Hearing and reconvene meeting

X. Agenda Items

1. Consider rezoning of property located in Land Lot 50 of the 13th District , Tax I.D. #13050C A005, known as 615 Georgia Avenue from RM-85 Residential to RM-85 Residential - Conditional

-
2. Appointment of Planning and Zoning Director

XI. Legal Matters

XII. Comments by Governing Body

XIII. Adjournment

MINUTES

SPECIAL CALLED MEETING OF JANUARY 29, 2016

Call to Order: The Special Called Meeting of January 29, 2016 was called to order by Mayor David Lockhart at 7:00 p.m.

Present: Mayor David Lockhart and Councilmembers Latresa Akins, Tommy Smith, Sandra Bagley and Allan Mears.

Also present were City Manager Al Wiggins and Director of Finance Mike Blandenburg.

Mayor Lockhart stated the first matter is a hearing to be held pursuant to O.C.G.A. 36-61-18(f).

Hearing-
Felicia Davis,
Urban
Redevelopment
Agency:

Mr. Smith made a motion to recess the Special Called Meeting and open the hearing, seconded by Mr. Mears. Voting for the motion was unanimous.

Mayor Lockhart stated this meeting will constitute a hearing pursuant to O.C.G.A. 36-61-18(f) whereby Ms. Felicia Davis shall have an opportunity to be heard in person or by counsel with respect to the following charges:

- 1) Using race and/or minority status as a requirement prior to awarding bids;
- 2) Circumventing the appropriate channels to negotiate, discuss and/or obtain information from potential purchasers of Gillem Logistics Center property;
- 3) Recommending that the URA hire separate legal counsel than the City's;
- 4) Shouting over the Chairman at a URA meeting;
- 5) E-mailing demands to the Executive Director and failing to include the Chairman in the communication;
- 6) Meeting with a quorum of the URA outside the public, advertised meetings;

and that such conduct equates to inefficiency, neglect of duty, or misconduct in office with respect to her service as a member of the Board of Commissioners of the Urban Redevelopment Agency of the City of Forest Park.

Mayor Lockhart asked Ms. Davis to present her remarks.

Ms. Davis began by saying in terms of BRAC redevelopment, typically failure rests on a lack of stakeholder engagement. She stated she has not committed any act which involves misfeasance or malfeasance in office which would justify her removal according to the bylaws of the Forest Park Redevelopment Authority. She stated as a member of the URA, she is requesting an investigation into the procedure for selling property at the Gillem Logistics Center.

She stated issues outlined are: 1) contract with Development Partners, Robinson Weeks. The option limits the URA to \$11,500 in the event of sale with all additional going to Forest Park Development Partners. She said the URA makes improvements at taxpayers expense. Potential purchasers were told by the Development Partners that there was no land for sale. She said we still owe the Army, \$15 million and the option appears to circumvent agreements between us and the Army. She said the URA agrees to the following scheduled payments to the Army and will reinvest all additional proceeds received from the sale or lease of property or any portion thereof, beginning the date of the initial settlement and continue for 7 years. If we were reaping the benefit of the profit, we would be mandated to reinvest it. She then questioned the relationship with the Developers.

Councilman Dabouze Antoine entered the meeting at 7:07

She stated in regard to minority participation and population, minorities are 38% black, 34% Latino, 8% Asian, 1% mixed and 19% white. Of that 19% white, 53% are women. She stated on Sept. 23, 2014, they voted to enact a minority diversity policy. This came based upon there was no policy in place. She said the only time we voted against a bid, was because there were only two bidders. She said we felt it should be re-bid and there was insufficient advertisement. She stated we set a goal at 25% minority. She said you can't have a quota but can aggressively pursue the goal. She said the goal is meaningless in the absence of any accountability. She stated she met with Mr. Bryant and advised they wanted more people to have an opportunity to bid for the work at Gillem.

She stated Fred resigned effective Feb., 2015, but after their conversation, he amended his resignation to make it effective in June. After June, we were told he actually works for the City and not directly for the URA, so we had nothing to do with his contract. She stated Frank Brandon created a new contract.

She stated regarding the charge she suggested getting a new attorney, she felt it would be beneficial. She said if we wanted to raise some issues that turned out to be in the City's interest, that it would be awkward to have our attorneys in that position.

She stated she has copies of the memo mentioned. She read the so called demands and felt she was making suggestions that would be beneficial.

She referenced Project Victory and said she was introduced to an agent associated with the Bank and then brought him to meet with Fred. She stated there was a tour of Gillem and in the course, there was communication back to her at which time she felt the Development Partners were pushing these developers away. She felt she was in the awkward position of knowing something, wanting to get them off of her plate, and share them with the others on the URA. She suggested going into Executive Session because she thought that was the proper action with regard to a property matter.

She stated in regard to yelling at the Chairman, the Chairman yelled at her and she then asked him to lower his voice. She said he yelled louder so that was a heated moment and not particularly captured in the minutes.

She stated laying this out as a scenario, advocating for a minority goal, pursuing potential purchasers, questioning a situation that may not be the most beneficial for the City, and not understanding why so many attorneys told us these people were working in our best interest, she couldn't understand what it was in her conduct that caused the Executive Director and Chairman to come out and make the accusations they made in the manner they did.

Ms. Davis stated she is not paid to do this, she is conducting research, communicating with other BRAC Development entities, and bringing this information back to our Executive Director with the understanding he serves at the pleasure of

the Authority. She stated in our training we were taught we are responsible.

She stated she did make an effort to find out how this hearing was to be conducted and for the record, she was handed hand written charges, no notice that this was impending, and all of the year, no notice and no comment about this. She stated that is challenging and difficult in preparing an adequate response.

She gave each Council Member a copy of the e-mail mentioned, that was sent to Fred Bryant, copied to Brandon and Lois Wright.

Mr. Mears made a motion to close the hearing and reconvene the Special Called Meeting, seconded by Ms. Bagley. Voting for the motion was unanimous.

Mayor Lockhart stated the next matter is discussion of the removal of Ms. Felicia Davis from the Board of Commissioners of the Urban Redevelopment Agency of the City of Forest Park and at the discretion of the City Council, any action necessary to effectuate the removal of Ms. Felicia Davis from the Board of Commissioners of the Urban Redevelopment Agency of the City of Forest Park.

Mr. Mears made a motion to remove Ms. Felicia Davis from the Board of Commissioners of the Urban Redevelopment Agency of the City of Forest Park due to inefficiency, neglect of duty or misconduct in office, seconded by Mr. Smith.

Ms. Akins asked Mr. Mears and Mr. Smith what they based their decisions on.

Mr. Antoine stated Ms. Davis just explained that all her doings were with the right heart and the right thing. He stated everything was explained, and asked why are we here?

Mayor Lockhart noted that among Ms. Davis' documents that were presented, she makes mention of a meeting with a quorum outside regular advertised meetings.

Mr. Antoine stated all her allegations do not add up to what she just spoke about.

Mayor Lockhart stated the reason we are having this meeting is because it is statutorily required and it is only fair. He stated we heard from two people that said Ms. Davis' conduct in office was not appropriate and it would be unfair to take action without having a hearing and letting Ms. Davis speak.

Ms. Akins stated we have a loyal citizen dedicating her time and her knowledge to help move our City forward, but certain people want to belittle her and remove her from a board in which she is very valuable, because she knows too much.

Ms. Akins stated Mr. Bryant resigned in Feb., 2015 and amended it to June. She wanted to know why he was able to stay and understood Mr. Brandon signed a contract with Mr. Bryant that Council was not aware of. She asked that each Council Member receive a copy of this contract.

Voting for the motion were Mr. Smith, Ms. Bagley and Mr. Mears. Voting against the motion were Mr. Antoine and Ms. Akins. The motion carried.

Adjournment: Mr. Smith made a motion to adjourn, seconded by Mr. Mears. Voting for the motion was unanimous.

MINUTES

WORK SESSION OF MAYOR AND COUNCIL OF FEBRUARY 1, 2016

Call to Order: The Work Session of Mayor and Council of February 1, 2016 was called to order by Mayor David Lockhart at 6:00 p.m.

Present: Mayor David Lockhart and Councilmembers Tommy Smith, Latresa Akins, Susan Bagley, Dabouze Antoine and Allan Mears.

Also present were City Manager Al Wiggins, Director of Finance Mike Blandenburg, Director of Public Works Jeff Eady, Management Analyst Angela Redding and City Attorney John O'Neil.

Agenda Items: Appointment to Board of Zoning Appeals: Mr. Wiggins explained this Board seldom meets but a vacancy exists. This Board hears staff level disputes or the interpretation of certain code or a variance request. He is recommending Mr. Malek Thobhni, a business owner in the City, be appointed to this board and felt he would be an asset to the City.

Adjournment: Mr. Smith made a motion to adjourn, seconded by Mr. Mears. Voting for the motion was unanimous.

MINUTES

REGULAR MEETING OF MAYOR AND COUNCIL OF FEBRUARY 1, 2016

Call to Order: The Regular Meeting of Mayor and Council of February 1, 2016 was called to order by Mayor David Lockhart at 7:00 p.m.

Invocation: The invocation was given by Mr. Glenn Barnett followed by the Pledge of Allegiance to the American Flag.

Roll Call: Mayor David Lockhart and Councilmembers Tommy Smith, Latresa Akins, Susan Bagley, Dabouze Antoine and Allan Mears.

Also present were City Manager Al Wiggins, Director of Finance Mike Blandenburg, Director of Public Works Jeff Eady, Management Analyst Angela Redding and City Attorney John O'Neil.

Comment Period: Willie Finch – stated he had a problem with Waste Management because they do not come all the way down the street to pick up his garbage, so he has been missed.

Samuel Ibarez – stated he recently held a Celebration Walk for small businesses in the area. He felt it was successful and the businesses appreciated it. He felt there is still a barrier between English and Spanish and want to participate more in the community. He said there is also a problem with apartments and the tenants are being taken over.

Deena Douze – stated she had an issue with a neighbor's dog that killed her dog and felt enough was not being done to address the problem. She said she had called many times, no reports were made and nothing was ever done.

Gabriel Gordon - stated he talks to the community and a lot of people have major concerns but his concern is more dealing with law enforcement in Forest Park.

Ralph Nobles – asked Council to consider nullifying the seat belt law which would take one less burden from people.

Approval of minutes: Ms. Akins made a motion to approve the minutes of the Work Session and Regular Meeting of January 19, 2016, seconded by Mr. Smith. Voting for the motion was unanimous.

Alcohol Licenses: Request was made to consider the following Alcohol Licenses:

- 1) Renewal of on-premises consumption alcohol license for liquor, beer and wine from Los Broncos Mexican Restaurant, LLC, Los Broncos, 4510 Jonesboro Road, no exceptions noted
- 2) New on-premises consumption alcohol license for beer and wine from Grub Southern Style, LLC, Grub Southern Style, 4839 Jonesboro Road, no exceptions noted

Ms. Akins made a motion to approve the alcohol licenses, seconded by Mr. Smith. Voting for the motion was unanimous.

Appt. to Zoning Appeals Brd.: Request was made to consider appointment to the Zoning Appeals Board.

Mr. Smith made a motion to appoint Mr. Malek Thobhni to the Board of Zoning Appeals, seconded by Ms. Bagley. Voting for the motion was unanimous.

Adjournment: Ms. Akins made a motion to adjourn, seconded by Mr. Smith. Voting for the motion was unanimous.



CITY OF FOREST PARK

Planning, Building and Zoning Department
785 Forest Parkway
Forest Park, Georgia 30297
www.forestparkga.org

Jonathan Jones, Interim Director
(404) 608-2303

MEMORANDUM

DATE: February 8, 2016
TO: Mayor and Council
FROM: Jonathan Jones, Interim Director
Planning, Building and Zoning
RE: Rezoning of 615 Georgia Avenue

The Planning Commission met on February 3, 2016 and approved the rezoning of 615 Georgia Avenue from R85 to R85 Conditional contingent upon the following conditions being met within the next 60 days:

- Applicant provide a single dumpster to be enclosed in a wooden fence is to be built on the property
- Applicant provide a plat to reflect the existing 22 surface parking along with the 5 additional parking spaces offered by the petitioner
- Engage staff/architect to find a replacement design for the decorative fins designed to break the façade of the building, with such replacement design being implemented.

Additionally, in light of parking issues brought to our attention by residents post the Planning Commission meeting, staff would additionally recommend that the alleyway donated by the City of Forest Park for inclusion in the 615 Georgia Avenue site footprint, be used to provide parking for residents of Building A and Building B.

JJ/gb

Planning Commission

Minutes

February 3, 2016

- Call To Order:** Vice Chairman Deverick Williams called the meeting of the Planning Commission to order at 6:05 p.m. on Wednesday, February 3, 2016.
- Roll Call:** Deverick Williams, Vice-Chairman, Don Wright, Ray Goodman and Gail Brooks, Secretary. Also present were Jonathan Jones, Interim Director of Planning, Building & Zoning.
- Approval of Minutes:** Deverick Williams requested a motion to approve the Minutes for the November 11, 2015 meeting of the Planning Commission. Motion made by Ray Goodman. Don Wright seconded the motion. Voting on the motion was unanimous.

Old Business: No Old Business.

New Business:

Item 1: Proposed rezoning of a parcel of property which is lying and being in in Land Lot 50 of the 13th District of Clayton County, Forest Park, Georgia 30297; Clayton County Tax Identification Number 13050C A005; also known as 615 Georgia Avenue, Clayton County, Forest Park, Georgia 30297, from its current zoning of RM-85 Residential District to RM-85 Residential District-Conditional.

Jonathan Jones informed the Board members a previous conditional rezoning was approved on April 7, 2014 with conditions. All conditions have not been met to date. These conditions are to be met prior to final zoning approval and final Certificate of Occupancy. Bruce McNeilage, the applicant, commented he is working on these conditions.

A motion was made by Don Wright to approve the rezoning with conditions contingent upon all conditions are met within 60 days. These conditions include:

- Applicant provide a single dumpster to be enclosed in a wooden fence to be built on the property
- Applicant provide a plat to reflect the existing 22 surface parking along with the 5 additional parking spaces offered by the petitioner
- Engage staff/architect to find a replacement design for the decorative fins designed to break the façade of the building, with such replacement design being implemented.

Motion was seconded by Ray Goodman and voting was unanimous.

Item 2: Proposed rezoning of a parcel of property which is a 4.670 acre tract, lying and being in Land Lot 78 of the 13th District of Clayton County, Forest Park, Georgia

30297; Clayton County Tax Identification Number t 13078B A051/A050, also known as 5163-5171 Springdale Road, Forest Park, Georgia 30297 from its current zoning of C-1 Commercial to R-80 Residential.

Due to a conflict of interest with one of the board members which resulted in a lack of quorum, Ray Goodman made a motion to table this item. Don Wright seconded the motion. Voting was unanimous.

Other Business: Members were given the proposed Board Bylaws to review for approval at the next meeting.

Adjournment: There being no further business, motion to adjourn was made by Ray Goodman to adjourn and the meeting adjourned at 6:20 pm.

CITY OF FOREST PARK



REZONING APPLICATION

Department of Planning, Building & Zoning | 785 Forest Parkway, Forest Park, GA 30297 | 404-608-2300

www.forestparkga.org

Name of Applicant Kinloch Partners, LLC

Email Address bmcneilage@aol.com / christopherzachary@ymail.com

Mailing Address Bruce McNeilage, 2988 High Creek View, Kennesaw, GA 30144

Telephone 615.715.5985 Mobile 615.715.5985

Property Owner(s) Kinloch Partners, LLC (Bruce McNeilage & Christopher Zachary, Managing Members)

Mailing Address Bruce McNeilage, 2988 High Creek View, Kennesaw, GA 30144

Telephone 615.715.5985 Mobile 615.715.5985

Address/Location of Property:

615 Georgia Avenue, Forest Park, GA 30297

Map # 13050CA005 Size of Property: Square foot _____ Acres .585 Acres

Present Zoning Classification: RM-85 Proposed Zoning Classification: RM-85 (conditional)

Present Land Use: Residential (Multi-Family)

Proposed Land Use: Residential (Multi-Family)

I hereby make application to the City of Forest Park, Georgia to rezone the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Forest Park, Georgia reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Forest Park's ordinances in full. I hereby acknowledge that all requirements of the City of Forest Park shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Forest Park, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

3.13.14

Applicant's Signature / Date

Sworn to and subscribed before me

This 13th day of March, 2014.

Notary Public



HANNA PALUCH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF018507
Expires 5/15/2017

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

For the purpose of this summary, please consult the attached survey for your review. 615 Georgia Avenue is part of the Elite Town Home complex consisting of two, multi-family buildings (see attached survey referred to as Building I and Building II) and surrounding easements. What is referenced as (Building I) contains 10 occupied single-family town home units, while (Building II) contains 12 unoccupied, fully framed town home units, inclusive of necessary electrical and plumbing infrastructure. On April 22nd, 2013 Kinloch Partners, LLC purchased all areas of 615 Georgia Avenue inclusive of easements, and 22 finished parking spaces, excluding Building I and the area within Building I. The purpose of the project is to provide 12 high-end, affordable town homes to the community of Forest Park, Georgia through the completion of Building II's construction. Based on the square footage of each unit, and the planned high-end finishes, we anticipate the homes will range in appraised market value between \$60,000 to \$90,000 and could potentially rent between \$700 to \$900 per month.

What are the reasons the property cannot be used in accordance with the existing regulations?

The Department of Planning, Building and Zoning has expressed concern regarding the amount of parking available to support the planned completion of 12 town home residences within Building II. We have been informed that current zoning regulations require a ratio of 1.5 parking spaces for each occupied residence. Although Kinloch Partner's ownership of 22 finished parking spaces satisfies this requirement for the future residents of Building II, the department has expressed concern regarding the impact that completion of Building II will have on the overall availability of parking for the broader Elite Town Home complex. It should be noted, that Building I is operating out of compliance with the above requirement, as residents currently have authorized access to only 10 self-enclosed parking spaces. However, to address the department's concern, we are proposing to construct an additional 5 paved spaces on the existing, unused asphalt paved alley adjacent to the property, in conjunction with additional landscaping of the established divider between the current property and the alley. This will increase total parking for the broader Elite Town Home complex to 37 finished spaces.

Will the proposed zoning change, create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes: _____ No: x

If so, why should this property be placed in a different zoning district than all adjoining property?

How would the proposed zoning change impact on public facilities and services?

This change will not impact public facilities and services. It is our understanding that the alley area proposed for the provision of additional parking is not being utilized for the provision of such services. In addition, the proposed additional parking is readily accessible without obstructing the current access pathway's to each of the established buildings within the Elite Town Home complex via both West Street and Georgia Avenue.

What environmental impacts would the proposed project have?

No environmental impacts are anticipated.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The proposed zoning request will have a very significant positive impact on adjacent properties and the community of Forest Park as a whole. In it's current condition as a partially completed, multi-family dwelling, Building II invites homeless trespassing, criminal activity, and an increased risk of fire and damages to each of the adjacent property residents. It is also unavailable to address the growing need for high-end, affordable housing within the community. The granting of this request will enable the completion of Building II such that new residents can locate within Forest Park, contribute to the vitality of the community, expand the tax base necessary to fund important city services, and make a positive impact on the local economy through patronage of the many local business and establishments within the surrounding area.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes No

Please list any written proffered conditions below.

We propose to fund the costs associated with the provision of 5 additional parking spaces, the landscaping of the separation curb currently bordering the alley way, the erection of a steel rail guard perpendicular to the alley space to insure that potential alley traffic does not interfere with the proposed parking, and the provision of reasonable compensation to the City of Forest Park for the acquisition of the alley space necessary to implement this proposal.

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

Please see the attached survey and architectural rendering of the proposed 615 Georgia Avenue project.

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

615 Georgia Avenue, Forest Park, GA 30297

City of Forest Park, County of Clayton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN PURSUIT OF A REZONING OF THE PROPERTY.

Name of Applicant: Kinloch Partners, LLC (Christopher Zachary & Bruce McNeillage, Managing Members)

Address of Applicant: 2988 High Creek View, Kennesaw, GA 30144

Telephone of Applicant: 615.715.5985

CA Zach

Signature of Owner

CHRISTOPHER ZACHARY, Kinloch Partners LLC

Print Name of Owner

Personally Appeared Before Me this 13th day of March, 2014.

Hanna Paluch

Notary Public



HANNA PALUCH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF018507
Expires 5/15/2017

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS

Application filed on March 13, 20 14 for action by the City Council on the following rezoning:

Address to be rezoned 615 Georgia Avenue, Forest Park, GA 30297

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

Kinloch Partners, LLC Christopher Zachary Bruce McNeillage

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Forest Park City Council? Yes _____ No X

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date of Contribution (Within last two (2) years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Chris Zachary
Signature of Applicant

Christopher Zachary, Mg. Member, Kinloch Partners, LLC
Type or Print Name and Title

Signature of Applicant Representative

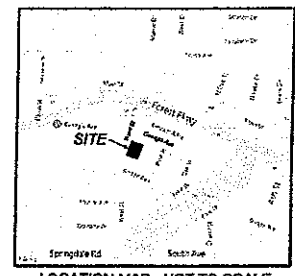
Type or Print Name and Title

Hanna Paluch 3/13/2014
Signature of Notary Date

(Affix Seal Here)



HANNA PALUCH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF018507
Expires 5/15/2017



50' RW WEST STREET
(F.K.A. WEST BOUNDARY STREET)
PLAT BOOK 6, PAGE 174

130' RW GEORGIA AVENUE
PLAT BOOK 3, PAGE 174

SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 50, OF THE 13TH LAND DISTRICT, CLAYTON COUNTY, GEORGIA, CITY OF FOREST PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF 50 FOOT RIGHT OF WAY WEST STREET (F.K.A. WEST BOUNDARY STREET), AND THE SOUTHERLY RIGHT OF WAY OF 130 FOOT RIGHT OF WAY GEORGIA AVENUE; THENCE RUNNING ALONG SAID RIGHT OF WAY OF GEORGIA AVENUE S 69° 10' 45" E A DISTANCE OF 150.00 FEET TO A 1/2" REAR FOUND; THENCE LEAVING SAID RIGHT OF WAY'S 20° 50' 14" W A DISTANCE OF 199.74' TO A 1/2" OPEN TOP PIN FOUND ON THE NORTHERN SIDE OF A 30 FOOT ALLEY; THENCE RUNNING ALONG SAID ALLEY N 89° 13' 37" W A DISTANCE OF 150.00' TO AN IRON PIN SET AT THE INTERSECTION OF SAID NORTHERN SIDE OF A 30 FOOT ALLEY AND THE EASTERLY RIGHT OF WAY OF 50 FOOT RIGHT OF WAY OF WEST STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY OF WEST STREET N 20° 50' 14" E A DISTANCE OF 199.87' TO AN IRON PIN SET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 2870.38 SQUARE FEET, 0.666 ACRES;

INCLUDING AREA WITHIN ALL EASEMENTS AND EXCLUDING AREA WITHIN BUILDING ONE AS SHOWN AND DESCRIBED AS:

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 50, OF THE 13TH LAND DISTRICT, CLAYTON COUNTY, GEORGIA, CITY OF FOREST PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF 50 FOOT RIGHT OF WAY WEST STREET (F.K.A. WEST BOUNDARY STREET) AND THE SOUTHERLY RIGHT OF WAY OF 130 FOOT RIGHT OF WAY GEORGIA AVENUE; THENCE S 69° 10' 45" E A DISTANCE OF 150.00' TO THE NORTHWEST CORNER OF BUILDING ONE AND THE TRUE POINT OF BEGINNING;

THENCE S 69° 13' 37" E A DISTANCE OF 35.64' TO THE NORTHEAST BUILDING CORNER; THENCE S 20° 41' 51" W A DISTANCE OF 120.02' TO THE SOUTHEAST BUILDING CORNER; THENCE N 10° 06' 48" W A DISTANCE OF 34.95' TO THE SOUTHWEST BUILDING CORNER; THENCE N 20° 50' 14" E A DISTANCE OF 123.37' TO THE NORTHWEST BUILDING CORNER AND THE TRUE POINT OF BEGINNING, SAID BUILDING HAVING AN AREA OF 4486.16 SQUARE FEET, 0.103 ACRES.

0.585 ACRES
EXCLUDING AREA
OF BUILDING ONE

NOTES:

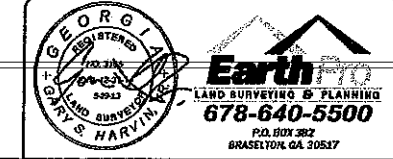
1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO THE FOLLOWING:
a) DEED RECORDED IN DEED BOOK 10223, PAGE 228-229.
b) FINAL PLAT FOR ELITE ESTATES TOWNHOMES RECORDED IN PLAT BOOK 41, PAGE 200.
c) CENTRAL OF GEORGIA RAILWAY COMPANY MAP OF LAND LOT NO. 50 - CLAYTON CO. RECORDED IN PLAT BOOK 3, PAGE 174.

INFORMATION RECORDED IN CLAYTON COUNTY RECORDS:

2. THIS PLAT WAS PREPARED BY ORIENTING TO GEORGIA STATE PLANE COORDINATES AND EXISTING MONUMENTS LOCATED IN THE FIELD. THEREFORE BEARINGS & DISTANCES SHOWN HEREON VARY FROM SAID REFERENCED FINAL PLAT.
3. PROPERTY SHOWN HEREON WAS ORIGINALLY LOTS 74, 76 & 78 AS SHOWN ON REFERENCED C OF GA. RY CO. MAP P.B. 5, PG. 174.
4. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13063C0070E, DATED SEPTEMBER 5, 2007.
5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
6. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND THE REQUIREMENTS OF THE LAW.

NOTE: SURVEY NOT MAILED UNLESS SEAL BOUND AND DATED.



AS-BUILT BOUNDARY SURVEY FOR:
KINLOCH PARTNERS LLC
ADDRESS - 615 GEORGIA AVENUE
BEING LOTS 74, 76 & 78 C OF GA. RY CO. MAP
LOCATED IN THE CITY OF FOREST PARK, GEORGIA
LAND LOT 50, 13TH DISTRICT, CLAYTON COUNTY, GEORGIA
TAX PARCEL ID# 130506 A005

LEGEND

- Monument (Iron Pin)
- Monument (Copper Pin)
- Monument (Aluminum Pin)
- Monument (Steel Pin)
- Monument (Brass Pin)
- Monument (Copper Bolt)
- Monument (Steel Bolt)
- Monument (Aluminum Bolt)
- Monument (Brass Bolt)
- Monument (Copper Nut)
- Monument (Steel Nut)
- Monument (Aluminum Nut)
- Monument (Brass Nut)
- Monument (Copper Washer)
- Monument (Steel Washer)
- Monument (Aluminum Washer)
- Monument (Brass Washer)
- Monument (Copper Plate)
- Monument (Steel Plate)
- Monument (Aluminum Plate)
- Monument (Brass Plate)
- Monument (Copper Strip)
- Monument (Steel Strip)
- Monument (Aluminum Strip)
- Monument (Brass Strip)
- Monument (Copper Nail)
- Monument (Steel Nail)
- Monument (Aluminum Nail)
- Monument (Brass Nail)
- Monument (Copper Screw)
- Monument (Steel Screw)
- Monument (Aluminum Screw)
- Monument (Brass Screw)
- Monument (Copper Bolt)
- Monument (Steel Bolt)
- Monument (Aluminum Bolt)
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- Monument (Copper Screw)
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- Monument (Aluminum Screw)
- Monument (Brass Screw)

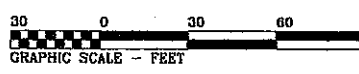
CLOSURE STATEMENT

ALL INFORMATION FROM THIS SURVEY HAS OBTAINED WITH A DILIGENT SEARCH.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR EXISTING AND IS INTENDING TO BE ACCURATE WITHIN ONE FOOT IN 343,228 FEET.

THIS FIELD DATA SHOWS THAT THIS MAP OR PLAT IS BASED ON A CLOSURE OF ONE FOOT IN 343,228 FEET AND AN INCH IN 100 FEET OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

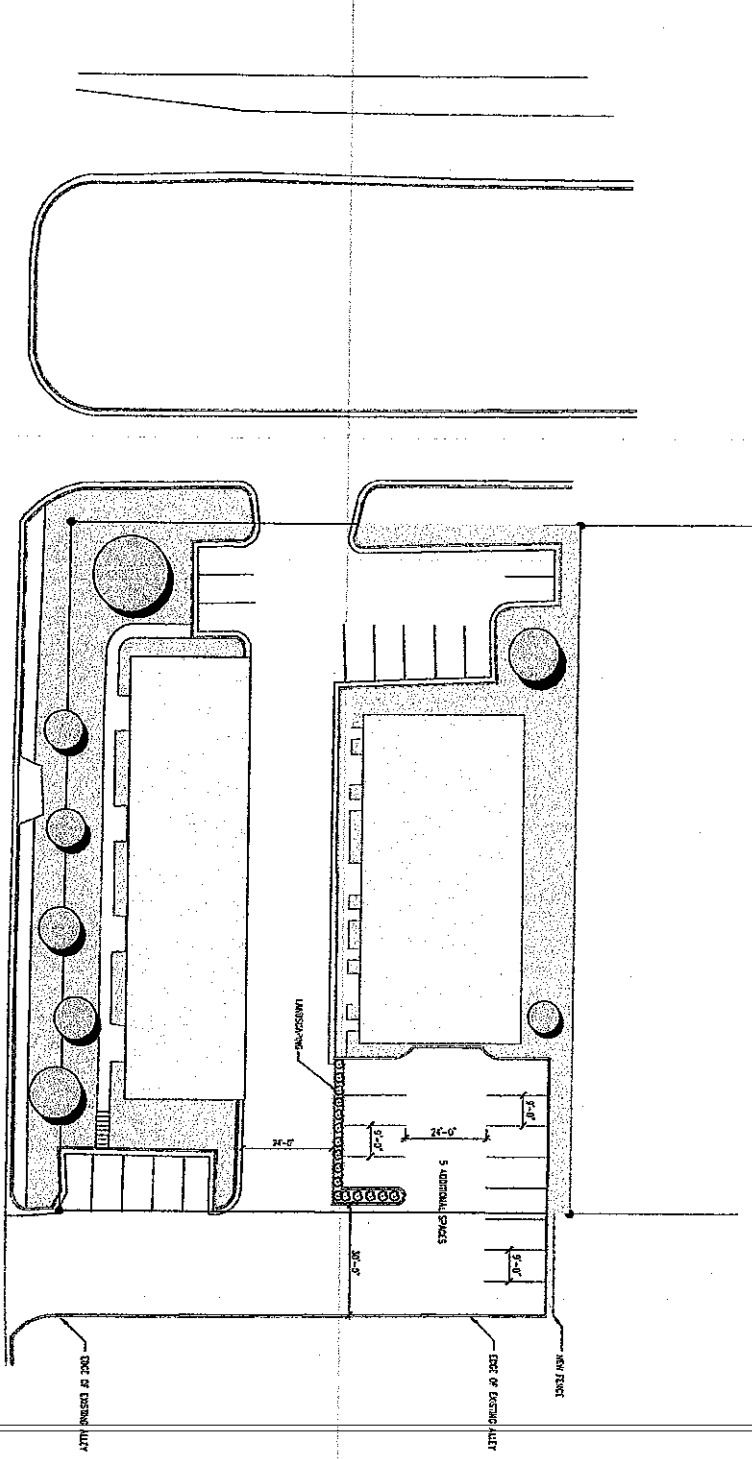
DATE: 08/28/2013	SCALE: 1"=100'	NO.	ISSUE
ACREAGE: 0.585 ACRES			
LAND OWNER: KINLOCH PARTNERS LLC			
DISTRICT: 13TH DISTRICT, 13A			
CITY: FOREST PARK			
COUNTY: CLAYTON COUNTY, GA			
SURVEYOR: GCM	DRAWN BY: GCM		
SPIN DATE: GCM	APPROVED: GCM		
PROJECT #:	333-0		





SITE PLAN

SCALE: 1"=20'-0"



PROJECT NO.	
DATE	
SHEET NO.	
C1.01	

PROPOSED ADDITIONAL PARKING	

THIS PLAN IS THE PROPERTY OF KLINE SWINNEY ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KLINE SWINNEY ASSOCIATES.



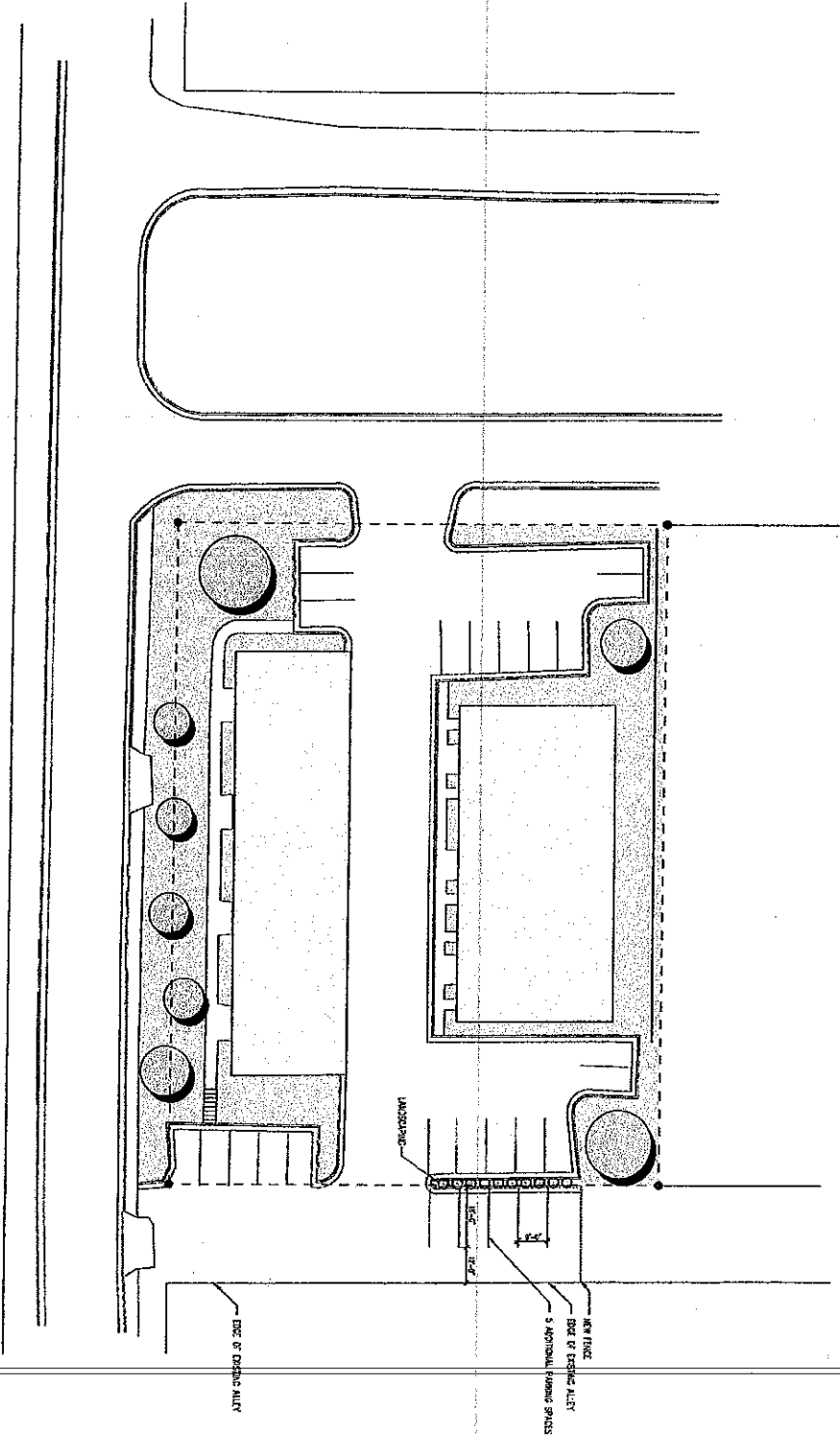
KLINE SWINNEY ASSOCIATES
 architecture • interior design • planning

22 middleton street nashua, newhampton 37410

For an Office of Architecture, Interior Design and Planning, Kline Swinney Associates, Inc. is a member of the National Council of Architectural and Planning Practitioners (NCAPP).



SITE PLAN
SCALE: 1"=20'-0"



C1.01

PROJECT NO.	
DATE	
SHEET NO.	

REVISIONS	

PROPOSED ADDITIONAL PARKING

THIS PLAN IS THE PROPERTY OF KLINE SWINNEY ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KLINE SWINNEY ASSOCIATES, INC.



KLINE SWINNEY ASSOCIATES
architecture • interior design • planning

22 middleton street nashville, tennessee 37210

Professional Seal Area

TOTAL AREA
34,416 S.F.
0.790 ACRES

N21° 00' 00"E
229.44'

WEST STREET
(F.K.A. BOUNDARY ST.)

~50' R/W~
(ASPHALT)

ADDITIONAL PROPERTY
AREA: 4480.35 SF, 0.103AC

N/F
TAMM SORRELLS
DB 1218 PG 220

150.00'
N69° 10' 00"W
CITY OF FOREST PARK
30' ALLEY DONATED BY THE

00.051' E 00° 01' 09S

15.36'
229.44'
N/F
CLARA FORTER
DB 4184 PG 140

FILED IN OFFICE
CLAYTON COUNTY, GEORGIA
DATE 2/28/13
TIME 3:16 PM
JACQUILINE D. WILLS
CLERK SUPERIOR COURT

WRITTEN DESCRIPTION OF DEDICATED ALLEY.
ALL THAT PART OF PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF
CLAYTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO RUN THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT
THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST STREET (150' R/W),
R/W) AND WEST STREET, FORMERLY KNOWN AS BURNINGBANK AVENUE (150'
R/W), THENCE ALONG EASTERN RIGHT-OF-WAY OF WEST STREET S 21°00' 00"
E 229.44' FEET TO AN IRON PIN SET AT THE NORTH SIDE OF A 30'
ALLEY, WHO POINT ALSO BEING KNOWN AS THE TRUE POINT OF BEGINNING,
THENCE LEAVING SAID RIGHT OF WAY OF WEST STREET S 81°00' 00" E A
DISTANCE OF 15.36' TO A ONE INCH OPEN TOP PIPE FOUND
3' DIAMETER WITH A DISTANCE OF 10.00' TO AN IRON PIN SET
ON THE EASTERN RIGHT-OF-WAY OF WEST STREET, THENCE ALONG SAID SET
AND THE TRUE POINT OF BEGINNING,
SAID DEDICATED PROPERTY, RESPECIALLY A 30' ALLEY BEING OWNED AND
CONVEYED TO CLAYTON COUNTY, GEORGIA, BY DEED DB 1218 PG 220,
CLAYTON COUNTY, GEORGIA, CONTAINS 4480.35 S.F., OR
EIGHT ACRES OF LAND.

Plot Book: 43 Page 9



GRANT & SHEPHERD ASSOCIATES, INC.
Professional Surveyors - State of Georgia
Land Surveying - Site Development
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
WWW.GSASURVEYING.COM

FINAL PLAT OF
ELITE ESTATES TOWNHOMES, A CONDOMINIUM
CLAYTON COUNTY, GEORGIA
LAND LOT(S) 50 OF THE 13TH LAND DISTRICT
Date of Field Survey 4-22-14
Scale 1" = 20'
Sheet No. 2 OF 4
Job/File No. 14-04-770



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE
TECHNICAL DATA AND WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL CHAPTERS OF THE RULES OF THE GEORGIA BOARD
OF SURVEYORS AND AS SET FORTH IN THE GEORGIA
15-6-87 AUTHORITY O.C.G.A. SECS. 43-15-22,
43-15-18, 43-15-19, 43-15-20, 43-15-21, 43-15-22,
43-15-23, 43-15-24, 43-15-25, 43-15-26, 43-15-27, 43-15-28, 43-15-29, 43-15-30, 43-15-31, 43-15-32, 43-15-33, 43-15-34, 43-15-35, 43-15-36, 43-15-37, 43-15-38, 43-15-39, 43-15-40, 43-15-41, 43-15-42, 43-15-43, 43-15-44, 43-15-45, 43-15-46, 43-15-47, 43-15-48, 43-15-49, 43-15-50, 43-15-51, 43-15-52, 43-15-53, 43-15-54, 43-15-55, 43-15-56, 43-15-57, 43-15-58, 43-15-59, 43-15-60, 43-15-61, 43-15-62, 43-15-63, 43-15-64, 43-15-65, 43-15-66, 43-15-67, 43-15-68, 43-15-69, 43-15-70, 43-15-71, 43-15-72, 43-15-73, 43-15-74, 43-15-75, 43-15-76, 43-15-77, 43-15-78, 43-15-79, 43-15-80, 43-15-81, 43-15-82, 43-15-83, 43-15-84, 43-15-85, 43-15-86, 43-15-87, 43-15-88, 43-15-89, 43-15-90, 43-15-91, 43-15-92, 43-15-93, 43-15-94, 43-15-95, 43-15-96, 43-15-97, 43-15-98, 43-15-99, 43-16-00.



NOTE: THE DRAINAGE SYSTEMS SHOWN HEREON WILL BE PRIVATE
AND SHALL BE USED FOR MAINTENANCE. THESE EASEMENTS ARE
NOT TO BE DEDICATED TO CLAYTON COUNTY.
2. SECS ATTACHED AND SETTING ONLY ONE UNIT ARE ALL
THE CONDOMINIUM DECLARATION FOR CITY SPACE TOWNHOMES A
CONDOMINIUM DEVELOPMENT AND SHOWN ON PAGE 8 OF
THE SUBDIVISION MAP OF CLAYTON COUNTY, GEORGIA RECORDS

1-500
1-711
New maps below.
Call before you dig.

1 inch = 20 feet

1 inch = 20 feet

1 inch = 20 feet

1 inch = 20 feet

LOT AREA:
 (NOT TO INCLUDE OVERHANG BALCONIES,
 ROOF DECKS AND PRIVATE YARDS)
 BLDG 1 = 552.28 SF 0.0128 ACRES
 BLDG 2 = 552.28 SF 0.0128 ACRES
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 BLDG 100 = 552.28 SF 0.0128 ACRES

POINT	Bearing	Distance
1	S 89° 52' 00" W	146.11'
2	S 89° 52' 00" W	146.11'
3	S 89° 52' 00" W	146.11'
4	S 89° 52' 00" W	146.11'
5	S 89° 52' 00" W	146.11'
6	S 89° 52' 00" W	146.11'
7	S 89° 52' 00" W	146.11'
8	S 89° 52' 00" W	146.11'
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100	S 89° 52' 00" W	146.11'

THE CONDOMINIUM REGISTRATION FOR CITY SPACE TOWNHOMES, A CONDOMINIUM, IS
 RECORDED IN BOOK 2136 OF THE SUPERIOR COURT FOR
 CLAYTON COUNTY, GEORGIA RECORDS.

SURVEYOR'S ACKNOWLEDGMENT.
 I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND
 WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE
 UNDER MY SUPERVISION ON THE GROUND.

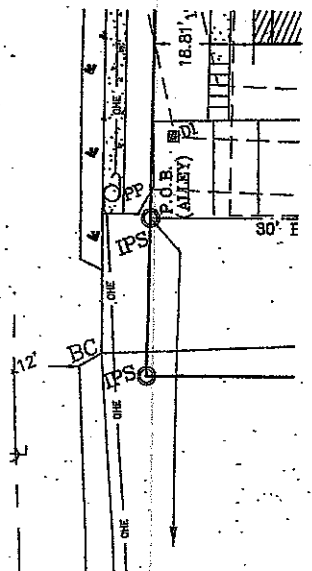
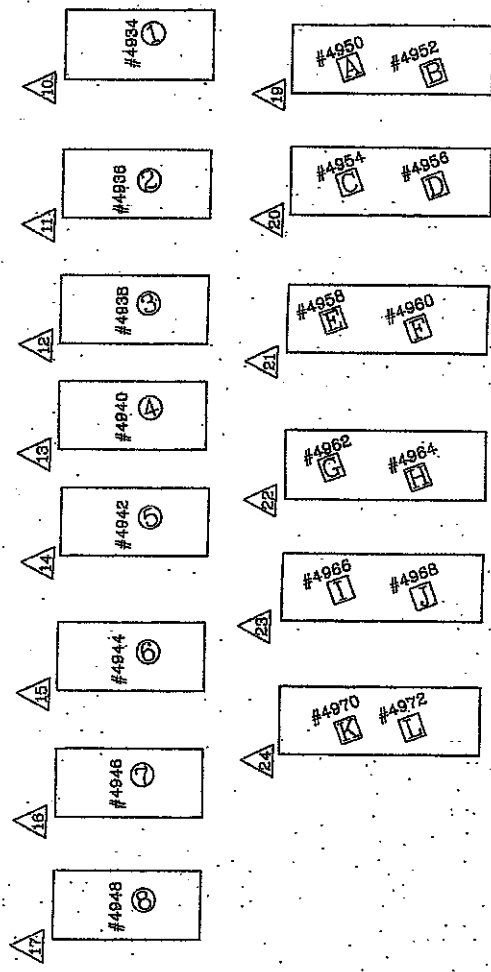
BY: SEATON G. SHEPHERD, JR.
 REGISTERED GA. LAND SURVEYOR NO. 2136

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE
 LAND PLATTED AND WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET
 FORTH IN CHAPTER 166-7 OF THE RULES OF THE GEORGIA BOARD
 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
 SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.
 43-15-18, 43-15-2, 43-15-6, 43-15-7, 43-15-8, 43-15-9.

Seaton G. Shepherd, Jr.
 SEATON G. SHEPHERD, JR. R.L.S. 2136



TOTAL AREA
 34,416 S.F.
 0.790 ACRES

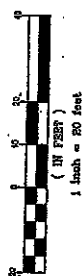


Zoning Information

EXISTING ZONING ORDINANCES
 ZONED R4-10 CONDITIONAL
 FRONT-- '75
 SIDE-- '17
 REAR-- '17
 CORNER-- '17

1. Applicant must provide a recorded plat of lot descriptions, with 30 days of conditional zoning approval to the Planning Building and Zoning Department of the City of Clayton County, Georgia.
2. Applicant must provide a recorded plat of lot descriptions, with 30 days of conditional zoning approval to the Planning Building and Zoning Department of the City of Clayton County, Georgia.
3. Applicant must provide a recorded plat of lot descriptions, with 30 days of conditional zoning approval to the Planning Building and Zoning Department of the City of Clayton County, Georgia.
4. Applicant must provide a recorded plat of lot descriptions, with 30 days of conditional zoning approval to the Planning Building and Zoning Department of the City of Clayton County, Georgia.
5. Construction work on the property shall be completed in accordance with all applicable building and zoning codes within 180 days of the date of the zoning approval.
6. Applicant shall erect signs for the property.
7. Applicant shall provide an interior/exterior storage location for each unit in Building A that shields the view of rolling trash containers.

FILED IN OFFICE
 CLAYTON COUNTY, GEORGIA
 DATE: 10/23/23
 TIME: 3:27 PM
 JACQUELINE D. WILLS
 CLERK SUPERIOR COURT.



1-800-252-7411
 Know what's below.
 Call before you dig.

GRANT SHEPHERD & ASSOCIATES, INC.
 Construction Layout - GIS Mapping
 Land Surveying - GIS Mapping
 735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9285
 WWW.GSASURVEYING.COM

FINAL PLAT OF
 ELITE ESTATES TOWNHOMES, A CONDOMINIUM
 LAND LOT(S) 50 OF THE 13TH LAND DISTRICT
 CLAYTON COUNTY, GEORGIA

Date of Field Survey 4-22-14
 Scale 1" = 20'
 Sheet No. 3 OF 4
 Job/File No. 14-04-770

Plat Book 43 Page 10

Surveyor's Notes

1. THIS SURVEY IS CLASSIFIED AS A "RECORDING SURVEY".
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON READING INSTRUMENT ON APRIL 24, 2015.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, EXCEPTS THE DATA CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/SURVEY SURVEY OF 0.0740 PPAL.
4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1 IN 42822.822.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION AND/OR LAND DISTURBING ACTIVITIES.
6. NO OBSERVABLE EVIDENCE OF EXISTING WITHIN RECENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT BUILDING.
7. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECORD STREET OR SIDEWALK REPAIRS.
8. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SHIP OR SANITARY LANDFILL.
9. THIS SURVEY DOES NOT REFLECT ALL SITE IMPROVEMENTS.
10. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY THE REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.G.A.A. 43-15-42.
11. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITIES. UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE UTILITY COMPANIES ARE USED TO DETERMINE THE LOCATION OF THE UTILITIES. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
12. AT VARIOUS SANITARY AND STORM SEWER STRUCTURES SHOWN ON THIS SURVEY, THERE ARE ADDITIONAL LINES EXTENDING AND EXITING THE STRUCTURES. THESE LINES ARE NOT IDENTIFIED ON THIS SURVEY. THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED. THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED. THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED. THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED.
13. NO PORTION OF THIS SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP PANEL 1300000200E DATED 9/8/2007.
14. THIS PLAT SURVEYOR'S A PLAT PREPARED BY GRANT SHEPHERD & ASSOCIATES, INC. DATED 8-12-15 AND RECORDED IN PLAT BOOK 48 PAGE 200, CLAYTON COUNTY RECORDS.

IN MY OPINION THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE TEMPORAL STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING IN CHAPTER 166-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA CONSTITUTION, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22.

GRANT SHEPHERD & ASSOCIATES, INC.
 770118
 DATE OF SURVEYOR'S SIGNATURE
 SURVEYOR'S LICENSE NUMBER
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY HERE UNDER MY SUPERVISION ON THE GROUND.



THE CONDOMINIUM REGULATION FOR CITY SPACE TOWNSHIPS, A CONDOMINIUM, IS RECORDED IN DEED RECORD BOOK 1188 PAGE 11 OF THE SUPERIOR COURT FOR CLAYTON COUNTY, GEORGIA RECORDS.

GENERAL NOTES

1. ALL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
2. SEE ARCHITECTURAL PLANS PREPARED BY FRANK SHEPHERD FOR ZONING AND INDIVIDUAL BUILDING SETBACK RULES.
3. EXTERIOR BOUNDARY INFORMATION WAS TAKEN FROM A PARTIAL OR OTHER SURVEY TO PRIVATE DRIVE, THE LIMITS OF THE PRIVATE DRIVE EASEMENT EXCEPT FOR DESIGNATED PARKING AREA.

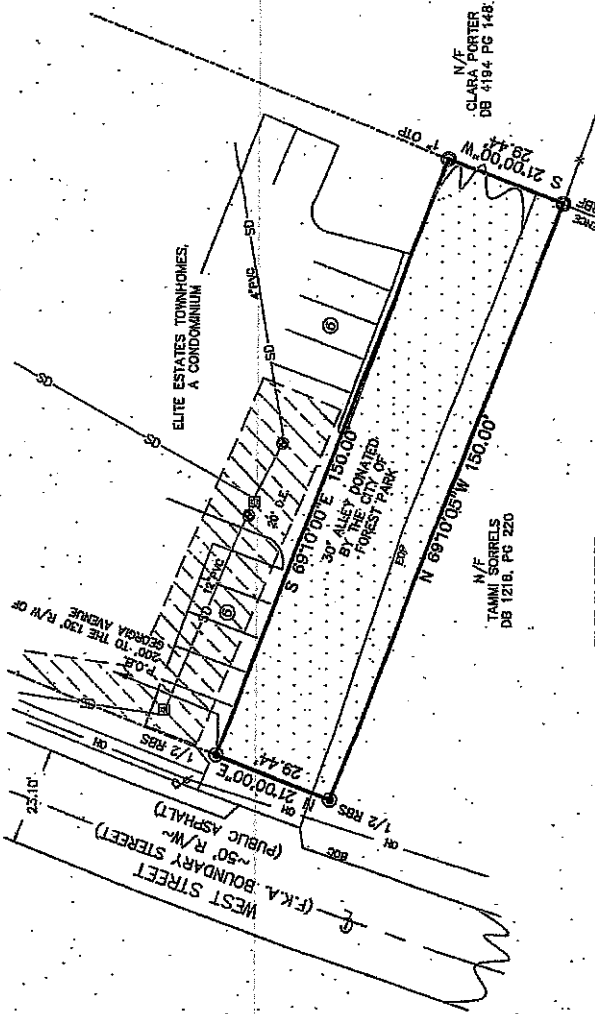
DATE OF SURVEY	APR 24, 2015
DATE OF PLAT	AUGUST 2, 2015
DATE OF RECORD	AUGUST 2, 2015
DATE OF SALE	NOT AVAILABLE
DATE OF DEED	NOT AVAILABLE

Record Description

WRITTEN DESCRIPTION OF REDUCED ALLEY
 ALL THAT PART OR PARCEL OF LAND LING AND BEING IN LAND LOT 60 OF THE 13TH LAND DISTRICT, CLAYTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST STREET (50' R/W) AND WEST STREET, FORMERLY KNOWN AS BOUNDARY STREET (50' R/W), THENCE ALONG EASTERN RIGHT-OF-WAY OF WEST STREET S 21°00'00" E A DISTANCE OF 28.44' TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING, THENCE LEAVING THE RIGHT OF WAY OF WEST STREET S 89°10'00" E A DISTANCE OF 150.00' TO A ONE INCH IRON PIN FOUND, THENCE S 21°00'00" W A DISTANCE OF 150.00' TO AN IRON PIN FOUND, THENCE N 89°10'00" W A DISTANCE OF 150.00' TO AN IRON PIN SET ON THE EASTERN RIGHT-OF-WAY OF WEST STREET, THENCE ALONG S 21°00'00" E A DISTANCE OF 28.44' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.
 SAID DESCRIBED PROPERTY, PREVIOUSLY A 30' ALLEY BEING OWNED AND OCCUPIED BY CLARA PORTER, A CONDOMINIUM, CONTAINS 0.1014 ACRES OF LAND.

Symbols & Abbreviations

- | | | |
|----------------------|---------------------------|-----------------------|
| POWER POLE | WALK | SANITARY MANHOLE |
| LIGHT POLE | SIGN (AS NOTED) | CLEAN OUT |
| CITY WIRE | TOWER | GAS MANHOLE |
| ELECTRIC MANHOLE | MONITORING WELL | GAS VALVE |
| ELECTRIC METER | FLAG POLE | GAS METER |
| ELECTRIC VAULT | WATER VALVE | HANDICAPPED PARKING |
| TRANSFORMER | FIRE HYDRANT | BENCHMARK |
| AIR CONDITIONER UNIT | SIAMSESE FIRE HYDRANT | RECORD |
| TELEPHONE MANHOLE | WATER MANHOLE | MEASURED |
| TELEPHONE PEDestal | BACKFLOW PREVENTER | CALCULATED |
| CABLE BOX | WATER METER | VEL VOLUME |
| STORM DRAIN MANHOLE | PG PAGE | O.R. OFFICIAL RECORDS |
| STORM DRAIN INLET | P.S. PLAT BOOK | |
| | OVERHEAD WIRES | |
| | UNDERGROUND ELECTRIC LINE | |
| | GAS LINE | |
| | WATER LINE | |
| | STORM DRAIN LINE | |
| | SEWER LINE | |



FILED IN OFFICE
 CLAYTON COUNTY, GEORGIA
 DATE 8/2/15 3:25 PM
 TIME
 JACQUILINE D. WILLS
 CLERK SUPERIOR COURT



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Plot Book 43 page 11



GRANT SHEPHERD & ASSOCIATES, INC.
 Construction Layout & Site Development
 Land Surveying & Site Development
 735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30048
 PHONE: 770.418.9823 FAX: 770.418.9289
 WWW.GSASURVEYING.COM
 COA/LSF 000459

BOUNDARY SURVEY OF
 ELITE ESTATES TOWNHOMES,
 A CONDOMINIUM
 (DONATED 30' ALLEY)
 LAND LOT(S) 50 OF THE
 13TH LAND DISTRICT
 CLAYTON COUNTY, GEORGIA

Date of Field Survey 07/17/2015
 Scale 1" = 20'
 Sheet No. 4 OF 4
 Job/File No. 14-04-770



Staff Report- Zoning Amendment Request

City of Forest Park

Planning, Building and Zoning Department
785 Forest Parkway, Forest Park, Georgia
(404) 608-2300

Date: 2/1/2016

Case: Z-2016-001

Current Zoning: RM-85 Conditional

Proposed Zoning: RM-85 Conditional

Staff Report Compiled By: Jonathan Jones, Interim Director

Staff Recommendation: Approval with Conditions

Hearing Dates: Planning and Zoning Board: 2/3/2016

Mayor and Council: 2/15/2016

Applicant Information

Owner of Record:

Name: Kinloch Partners, LLC

Address: 2988 High Creek View

City/State/Zip: Kennesaw, GA 30144

Applicant:

Name: Kinloch Partners, LLC

Address: 2988 High Creek View

City/State/Zip: Kennesaw, GA 30144

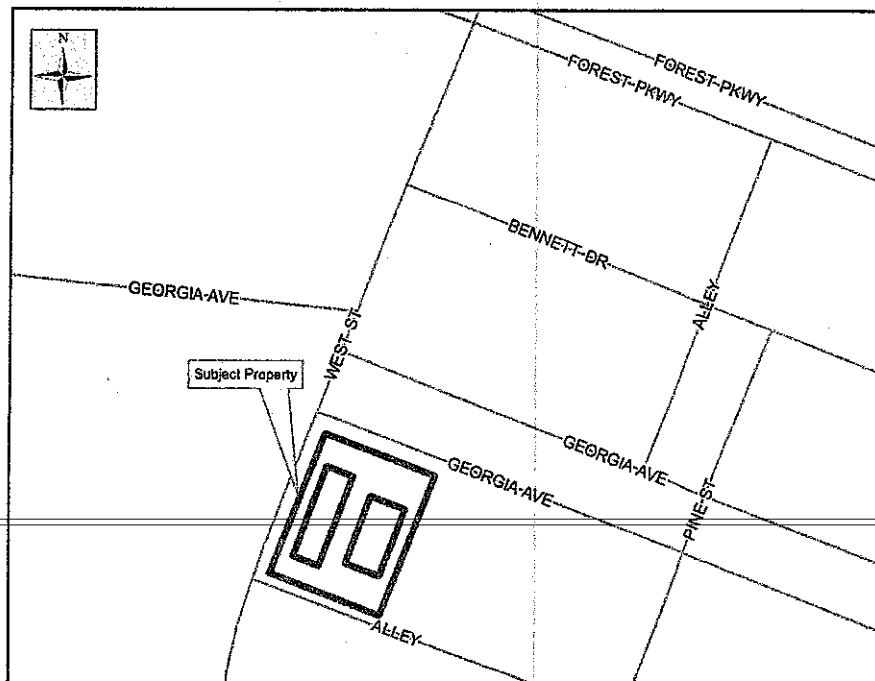
Property Information

PIN (s): 13050C-A005

Acreage: .689

Address: 615 Georgia Avenue

Area Map



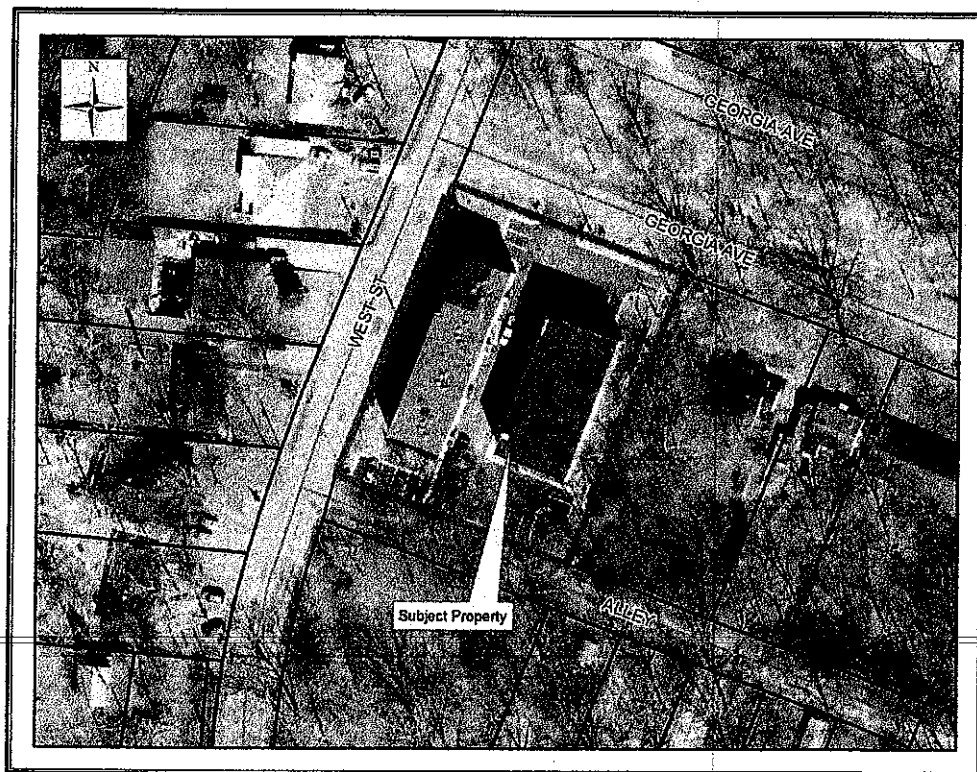
General Information

The subject property is an improved corner-lot of size .689 acres, located at the intersection of Georgia Avenue and West Street just south of Forest Parkway. The property lies adjacent to R-80 Single-Family Residential to the west, opposite West Street. The subject property also lies adjacent to RM-85 Multi-Family Residential properties, abutting such property along its southern and eastern borders. The purpose of the original request in 2014 was to amend the zoning of the subject property from the RM-85 Multi-Family Residential to RM-85 Conditional Multi-Family Residential zoning category to allow a property containing non-compliant structures that were erected due to administrative oversight, to come into conditional compliance with the City Zoning Ordinance and henceforth be used in a manner which would benefit the residents of the City of Forest Park.

A conditional rezoning was required due to the lot size and configuration of the two buildings, Building A and Building B, which could not otherwise come into compliance with the building setback, and lot area per dwelling unit requirements. Building A at the time was approximately 80 percent complete. The conditional rezoning of the property would allow zoning approval for a building permit to be issued and construction of Building A to be completed. On April 7, 2014, Mayor and Council approved a Conditional Rezoning with conditions as recommended by the Planning Commission, following which building permits were issued.

Since that time, staff has met with the applicant on several occasions to review progress. It was the understanding that all conditions would be met before the scheduled hearing. This review is to determine whether or not improvements undertaken by the applicant are in compliance with the conditions set forth by Mayor & Council and thus provide Final Zoning Approval and Final Certificate of Occupancy.

Aerial View



Site Photographs



View of Subject Property
"Building A" from Georgia Ave
(Facing Southeast)

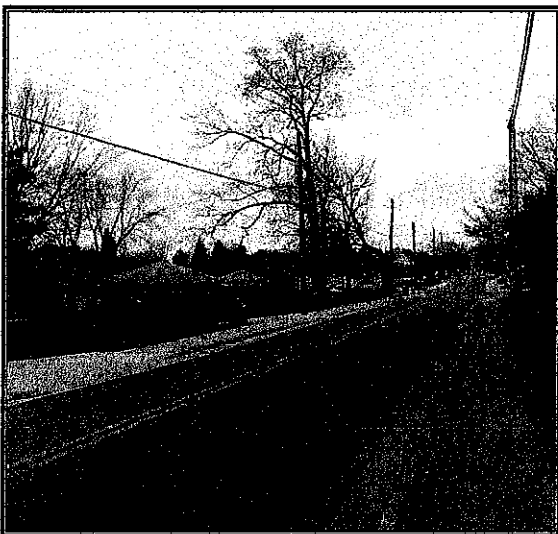


View of Subject Property Current Condition (Building A to the left)

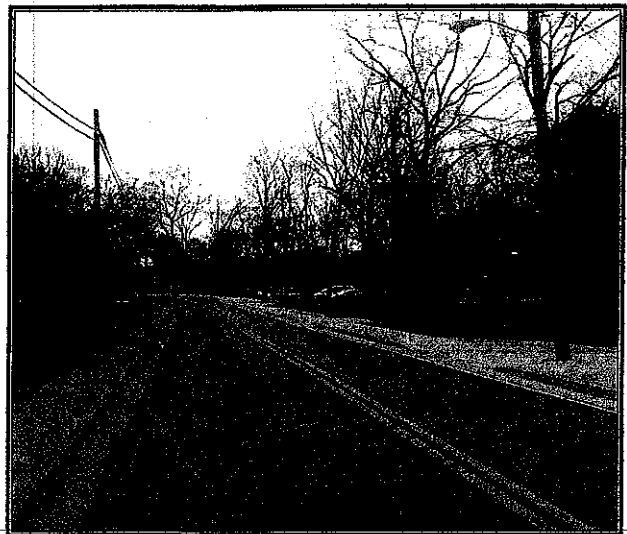


View of Subject Property Current Condition from Donated Alleyway

Site Photographs (Continued)



View of West Street (Facing North)



View of West Street (Facing South)



**View of Georgia Avenue
(Facing East)**

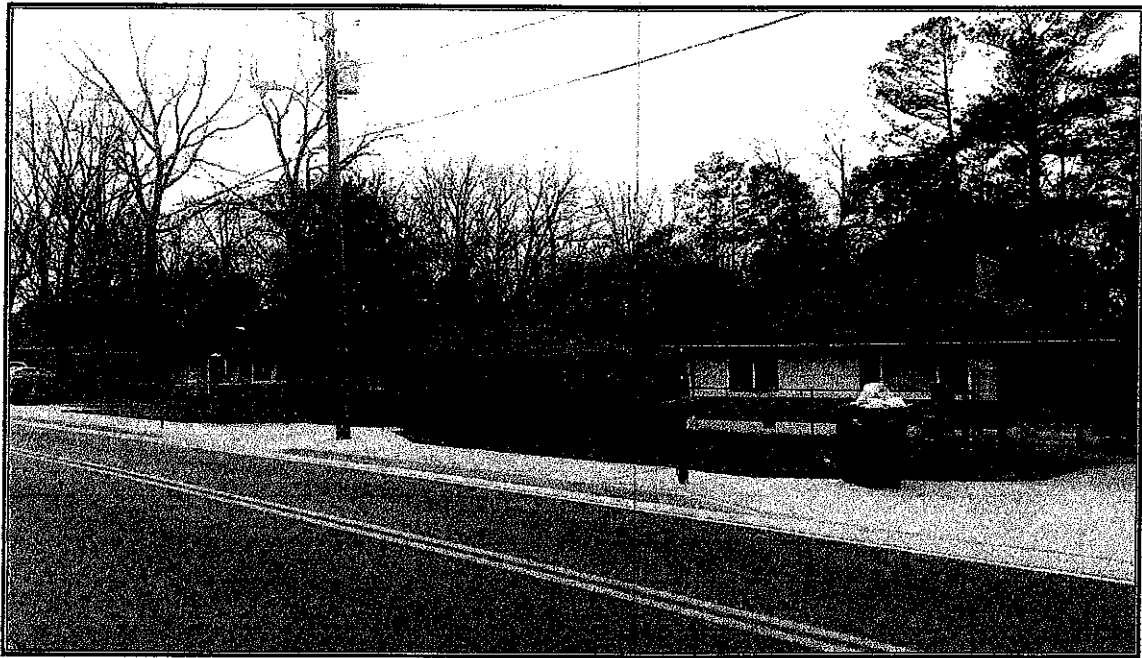
Site Photographs (Continued)



View of Adjacent Property (South)

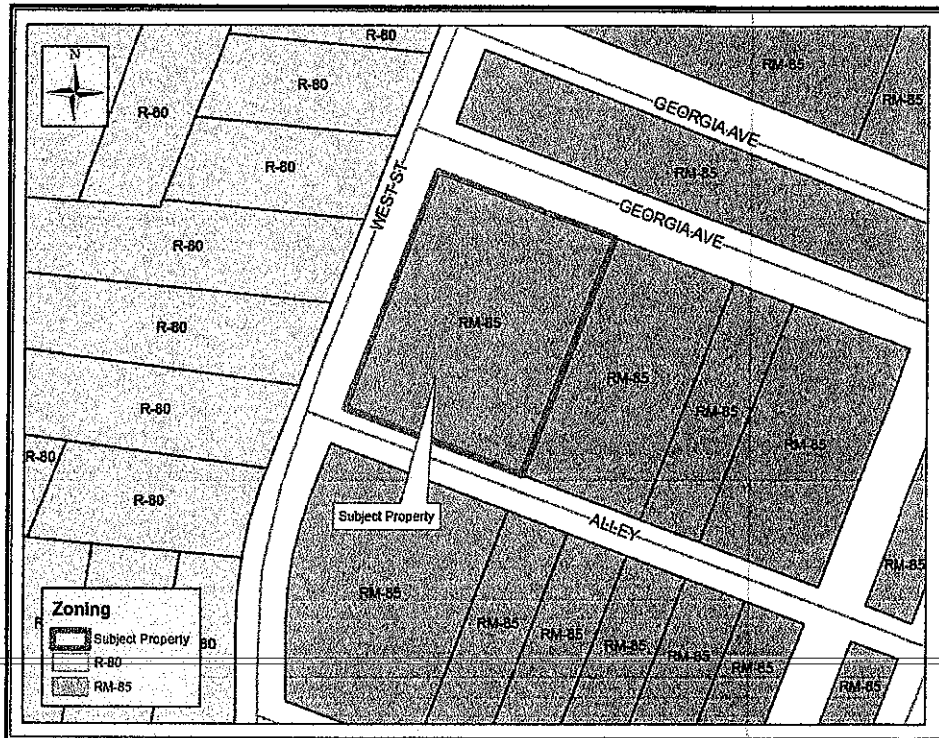


View of Adjacent Property (East)



**View of Adjacent Properties
(West)**

Zoning District Compatibility



RM -85 Conditional Approved for Subject Property April 7, 2014

Impact Summary (From Original Application – No Changes Noted)

Would the proposed amendment be consistent and compatible with the city's land use and development, plans, goals and objectives? Yes No

Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets? Increase Decrease No Impact *We do not anticipate an increase in traffic congestion or detriment to traffic safety as a result of this rezoning. Weekly traffic count results are as follows:*

West Street: 3/6/2014 to 3/12/2014 – Total Vehicle Traffic = 10464 – Approximately 1744 vehicles per day

Georgia Avenue: From 3/14/2014 to 3/21/2014 - Total Vehicle Traffic = 1034 - Approximately 148 vehicles per day

Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers? Increase Decrease No Relationship

Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city? Promote Diminish No Influence

Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air? Promote Diminish No Influence

Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land? Cause Prevent No Influence

Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the city, thus creating any area as dense in population as to adversely affect the health, safety and general welfare of the city? Cause Prevent No Relationship

Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?
 Impede Facilitate No Impact

Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties? Yes No *There are no known contributing factors that will affect the value, use and enjoyment of surrounding properties*

Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?
 Promote Diminish No Influence

Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property? Yes No

Would the proposed amendment create an isolated district, unrelated to adjacent and nearby districts?
 Yes No *The proposed zoning stipulations would be unique to the surrounding area, however the property revisions are commensurate with a traditional multi-family setting.*

Staff Recommendation

Staff recommends **APPROVAL** of the conditional zoning amendment request and issuance of the Final Certificate of Occupancy **with the following conditions to be met prior to Mayor and Council consideration:**

- Applicant provides a plat that delineates the existing 22 surface parking spaces **and the five additional parking spaces** offered by the petitioner.
- In lieu of applicant providing an interior/exterior storage location for each unit in Building A that shields the view of rolling trash containers, **applicant provide single dumpster and fencing as proposed.**
- Applicant provides an explanation acceptable to The City regarding the alternate materials, design and colorings offered by the applicant and elimination of the wood and metal fins.

Conditions Previously Provided by Mayor and Council

Councilwoman Lord made a motion to approve the conditions listed below. The motion was seconded by Councilman Smith and opposed by Councilman Antoine. The motion passed 3 to 1.

- Applicant must provide a recorded plat and legal description within 60 days of conditional zoning approval to the Planning, Building and Zoning Department that illustrates and describes the alleyway donated by the City of Forest Park as part of the 615 Georgia Avenue site. **Yes**
- Applicant must note zoning conditions (if any) set forth by the Mayor and Council on the new plat of the 615 Georgia Avenue site. **Yes**
- Applicant must provide a boundary survey and legal description of the alleyway donated by the City of Forest Park from a land surveyor registered with the State of Georgia to the City of Forest Park Planning, Building and Zoning Department within the next 60 days of conditional zoning approval. **Yes**
- Applicant provides a plat that delineates the existing 22 surface parking spaces and the five additional parking spaces offered by the petitioner. **No. Additional five spaces not delineated on plat, though marked on property.**
- Construction work must commence within 60 days and be completed accordance with all applicable building and zoning codes within 12 months of the issuance of building permits or the property will result back to the original zoning classification. **Temporary Certificate of Occupancy issued 12/30/2015.**
- Applicant shall erect signage that reads "Fire Lane No Parking" posted on the private roadway situated between buildings A&B. **Yes**
- Applicant must provide an interior/exterior storage location for each unit in the A building that shields the view of rolling trash containers. **No. Applicant has proposed to provide a single dumpster and build a six-foot wooden fence around it to cover it from view. However, not on-site yet.**
- Applicant shall complete all improvements as submitted on the rendering labeled A901 provided by the Planning, Building and Zoning Staff. **No. Wood and metal fins "to break facade" not provided.**
- Applicant must receive approval from the Planning, Building and Zoning Director to use alternate materials if unable to locate or obtain any of the materials identified on rendering A901. **Individual canopies provided. However, of different design and material than rendering. Faux windows on side of building of different design and coloring than rendering.**

Darnell Moorer, Chairman absent
Deverick Williams, Vice Chairman [Signature]
Don Wright, Commissioner [Signature]
Ray Goodman, Commissioner [Signature]