**Planning Commission**

**Minutes**

**September 7, 2017**

**Call To Order:** Chairman Darnell Moorer called the meeting of the Planning Commission to order at 6:00 p.m. on Thursday, September 7 2017.

**Roll Call:** Darnell Moorer - Chairman, Don Wright, Ray Goodman, Janice Colvin, Deverick Williams and Gail Brooks, Secretary. Also present was Jonathan Jones, Director of Planning, Building & Zoning.

**Approval of Minutes:** Don Wright made a motion to approve minutes. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Old Business:** No Old Business.

**New Business:**

**Item 1:** Consider a conditional use permit for 4085 Tara Drive. Currently zoned R-80.

Marquette Kendrick, the petitioner of the property, is seeking a Conditional Use Permit to operate a family home daycare to accommodate 6 to 8 children during the hours of 6:00 am-6:00 pm Monday through Friday. According to the applicant, he will be transporting the majority of the children from the daycare himself.

The subject property is located just East of O’Hara Road and just north of Conley Road. In March of 2003, Mr. and Mrs. Kendrick petitioned for a conditional use for a family home daycare. The Planning Commission considered the petition on April 16, 2003 and voted 4 to 1 to recommend approval. The Mayor & Council considered the petition on May 5, 2003 and voted 4 to 1 to approve the conditional use for the home daycare. Subsequently, the home daycare business was terminated in December of 2010 and moved to a commercial location. They have decided to move the business back into their home, therefore, petitioning for a conditional use permit. There are 6 rooms in the home and the petitioner plans to designate one room for childcare purposes only. There is also a fenced backyard for a play area.

It is believed by the staff the petitioner is able to provide capable means and resources to operate the proposed business effectively. Since he plans to provide transportation services for the majority of the children, there will be little to no impact on traffic or congestion within this area. For these reasons, the Staff recommends the conditional use permit be approved.

The applicant answered questions from the Planning Commission in regards to the square footage of the area for the children, meals being provided, play area in the backyard. Mr. Kendrick responded they meet all the State requirements as the home was previously used for a daycare.

Ray Goodman made a motion to approve the conditional use permit for 4085 Tara Drive to be used as a home daycare. Deverick Williams seconded the motion. Voting was unanimous.

**Item 2:** Consider rezoning 4914 West Street from RM-85 to C-1.

The subject property is a lot size of 1.37 acres. The property contains one commercial structure. The property has been vacant for the past two years and was previously occupied as a center for a child development program. The applicant plans to renovate the building and continue her CPA practice at this location. According to the applicant, this will enhance the adjacent properties and will provide services to the community and other businesses in the community. This parcel and all other parcels to the south and west are zoned RM-85 and all parcels lying north and east of the property are zoned C-3 or C-1 Commercial.

The requested zoning amendment from the RM-85 to C-1 zoning category is compatible with the City of Forest Park’s Comprehensive Plan for existing and future land use development. From the gathered research, the proposed zoning will not cause an adverse impact on the surrounding properties and should enhance the attraction of the nearby businesses and local communities. For this reasons, the Staff recommends approval of the zoning request.

**Public Comment:** Kelcy Bailey of 649 Georgia Avenue had questions and concerns about the impact on his property, i.e. property taxes and wanted to be clear on what type of business would be allowed in this location. He was reassured only office type businesses would be allowed and there would be no impact on his property taxes.

Ray Goodman made a motion to approve the zoning request of 4914 West Street from RM-85 to C-1. Don Wright seconded the motion. Voting was unanimous.

**Other Business:** No other business.

**Adjournment:** There being no further business, Don Wright made a motion to adjourn. Ray Goodman seconded the motion. Meeting was adjourned.