**Planning Commission**

**Minutes**

**February 16, 2017**

**Call To Order:** Chairman Darnell Moorer called the meeting of the Planning Commission to order at 6:00 p.m. on Thursday, February 16, 2017.

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

**Approval of Minutes:** Don Wright made a motion to approve the minutes for the June 15, 2016 meeting of the Planning Commission. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Old Business:** No Old Business.

**New Business:**

**Item 1:** Proposed rezoning of the following parcels:

**(1) 5087 West Street** (Clayton County Tax Parcel Identification Number 13051D A002); **(2) 5258 Springdale Road** (Clayton County Tax Parcel Identification Number 13051D A002A); **(3) 5210 Springdale Road** (Clayton County Tax Parcel Identification Number 13051D A001); **(4) 5067 Davis Circle** (Clayton County Tax Parcel Identification Number 13051C A040); **(5) 5160 Springdale Road** (Clayton County Tax Parcel Identification Number 13051C A037); **(6) 5124 Springdale Road** (Clayton County Tax Parcel Identification Number 13051C A036); **(7) 5120 Springdale Road** (Clayton County Tax Parcel Identification Number 13051C A035); **(8) 5114 Springdale Road** (Clayton County Tax Parcel Identification Number 13051C A034); **(9) a parcel bearing an unnumbered address on Springdale Road** (Clayton County Tax Parcel Identification Number 13051C A033); **(10) 5279 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A021); **(11) 5273 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A055); **(12) 5269 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A022); **(13) 5125 West Street** (Clayton County Tax Parcel Identification Number 13078B A020); **(14) 5163 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A051); **(15) 5149 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A052); **(16) 5145 Springdale Road** (Clayton County Tax Parcel Identification Number 130785B A053); **(17) 5135 Springdale Road** (Clayton County Tax Parcel Identification Number 13078B A054); **(18) 5089 Lake Drive** (Clayton County Tax Parcel Identification Number 13050C F007); and **(19) 655 Bridge Avenue** (Clayton County Tax Parcel Identification Number 13050C F011).

Jonathan Jones presented to the Planning Commission the request by the city to rezone the above parcels. The properties are currently zoned C-1 General Commercial with the adjoining parcels on all sides being either R-80 or RM-85 Residential. At some point in the past, these parcels were “spot zoned” to C-1. In order to conform with the City’s Future Land Use, the city is proposing the parcels be rezoned from C-1 to R-80. In addition, Mr. Jones explained this would not have an impact on any existing business as they would become “legal nonconforming.” The business/property would only be impacted if it remained unoccupied or without a business license for one year. At that point, any future use of the property would be residential.

**Public Comment:** Douglas Pratt – 5087 Springdale Road – stated he doesn’t see a problem with the spot zoning. Stated he felt it would be disruptive rezoning this particular parcel to residential.

 Greg Heck – attorney representing the Pratts – stated rezoning would eliminate the economic value of the property and if the current business sells and a new business was not in place within one year, then this would eliminate the economic value also. In addition, Mr. Heck filed a “Constitutional Notice” Opposition to Application for Rezoning.

 Shirley Nichols – 5171 – 5163 Springdale Road – stated her property was just recently subdivided and questioned the accuracy of the map as it did not show the subdivision. In addition, upon subdividing the zoning remained C-1. She recommended if the city wanted to rezone some of the parcels to do them individually and not all in one “pot”.

 Shannon Dunleay – 5244-512 Springdale Road – owner of Forest Park Tractor and Trailer stated she disagreed with the rezoning. Her major concern was with selling the business and how the rezoning would affect future use of her property.

 Vicky Turnbold – 5089 Lake Drive – states her property is zoned both C-1 and R-80 and doesn’t want it to be rezoned to R-80 only.

 Deverick Williams made a motion to deny the rezoning of the 19 parcels listed. Ray Goodman seconded the motion. Voting on the motion 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.