**Planning Commission**

**Minutes**

**November 11, 2015**

**Call To Order:** Vice Chairman Deverick Williams called the meeting of the Planning Commission to order at 6:17 p.m. on Wednesday, November 11, 2015.

**Roll Call:** Deverick Williams, Vice-Chairman, Don Wright, Ray Goodman and Gail Brooks, Secretary. Also present were Al Wiggins, Director of Planning, Building & Zoning, Jonathan Jones, Deputy Director of Planning, Building & Zoning, and Devon Cooper, Planner Intern of Planning, Building & Zoning.

**Approval of Minutes:** Deverick Williams made a motion to approve the Minutes for the September 30, 2015 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 a parcel of property which is lying and being in Land Lot 50 of the 13th District, City of Forest Park, Clayton County, Georgia, Clayton county Tax Identification Number 13050D-C002; also known as 891 Forest Parkway, Forest Park, Georgia 30297 from its current zoning of C-3 Institutional-Commercial District to C-3 Commercial District – Conditional Use.**

Al Wiggins presented general information about the property. The lot is owned by Homer Berry and will be leased by Don Christopher, the applicant. The location was previously known as “Round Up Motors” in 2009. It operated under a provisional legal nonconforming use clause that allowed the sale of pre-owned automobiles. However, the legal nonconforming/grandfathered use status has since expired in accordance with CFPCO 8-8-31 due to the lapse in operation that extended beyond the allotted 30-day time period.

Mr. Wiggins informed the board members the lot is deficient at its current depth and width dimensions for the requirements to sell used automobile within the C-3 zoning classification. The parcel also contains a residential structure, which would be maintained as a rental property.

It is the staff’s recommendation to deny the zoning amendment due to the conditions in the City’s Comprehensive Plan and Zoning Ordinance for Forest Parkway.

Mary Thomaston of 5001 East Street, Forest Park voiced her concerns with the fence structure that will be built blocking her view of the Parkway when she backs out of her driveway. In addition, she had concerns with the number of cars allowed to be sold and the lot size not being able to accommodate the number of cars requesting to sell. Her concern is based on the appearance of other car lots the applicant owns. She also had a concern with the cars being delivered and the trucks blocking the East Street while being delivered.

Don Christopher, the applicant, stated he would place a wood privacy fence or a black wire fence on the property. In addition, he stated trucks would not be delivering the cars.

Mr. Herb Hamilton of 5001 East Street, Forest Park voiced his concerns to the members. His concerns also included the number of cars the applicant is asking to sell in proportion to the size of the lot. He also feels the fence would cause a barrier to the Parkway.

Don Wright made a motion to deny to application.

Mr. Christopher asked to re-address the board members. He submitted to the members a list of conditions he is willing to offer, to include the number of cars based on 190 square feet per parking space, selling of high-end cars, i.e. Lexus, Cadillac, and hours to include Saturday 10 am to 6 pm.

Don Wright asked to withdraw his previous motion.

Ray Goodman made a motion to deny the proposed rezoning of 891 Forest Parkway from C-3 Institutional-Commercial District to C-3 Commercial District – Conditional Use. Don Wright seconded the motion. Voting was unanimous to deny.

 **Other Business:** Al Wiggins informed the board members of the need to elect a Chairman and Vice-Chairman in the upcoming year.

**Adjournment:** There being no further business, motion to adjourn was made by Ray Goodman to adjourn and the meeting adjourned at 7:00 pm.